

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	900 Jessup Blair Dr., Takoma Park	<b>Meeting Date:</b>	6/27/18
<b>Resource:</b>	Individually Listed Master Plan Site <b>The Moorings/Jessup Blair House</b>	<b>Report Date:</b>	6/20/18
<b>Applicant:</b>	M-NCPPC	<b>Public Notice:</b>	6/13/18
<b>Review:</b>	Preliminary Consultation	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Building Rehabilitation		

---

**STAFF RECOMMENDATION**

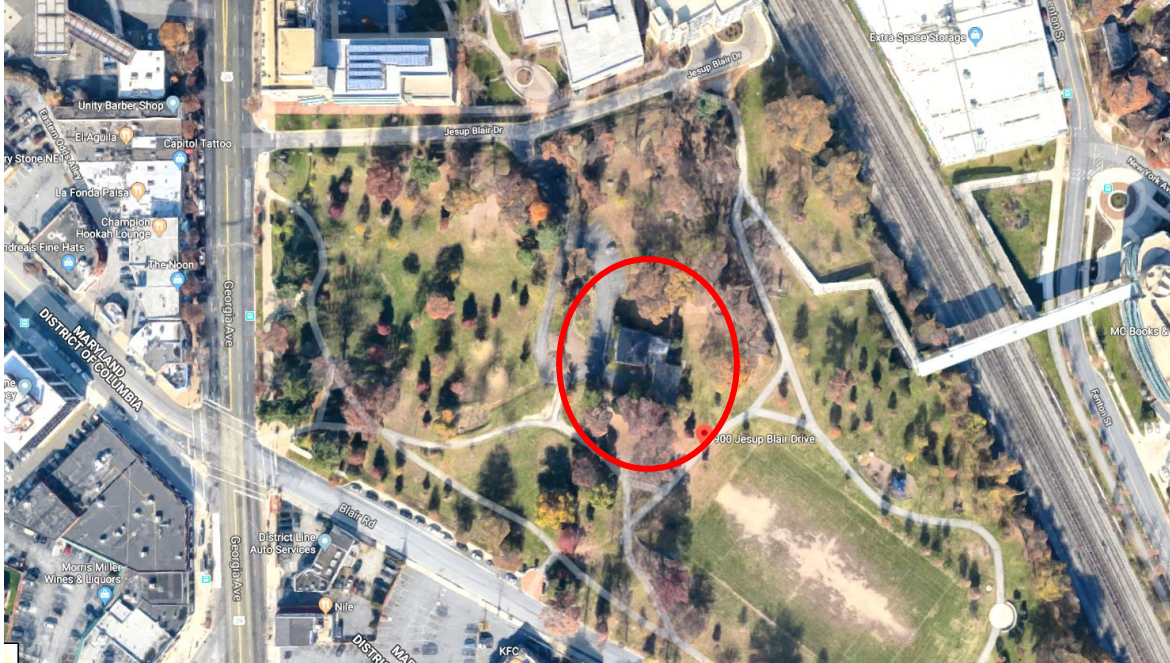
Staff recommends the applicant make the recommended changes from the HPC and return for a Historic Area Work Permit.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Listed Master Plan Site: *The Moorings/Jessup Blair House*  
**STYLE:** Federal/Greek Revival/Colonial Revival  
**DATE:** 1850

*From Places from the Past:*

“Originally known as The Moorings, the Blair family built this distinguished residence about 1850 as a summer retreat. The square, two-story frame house incorporates elements of Federal and Greek Revival styling, the design of the house has an unusual level of sophistication for the area. High style features include wooden corner quoins, louvered cupola, and paneled window openings. A pronounced door cornice with wide frieze rests on slender pilasters. For many years, the residence was home to Mary J. Blair, daughter-in-law of Francis Preston Blair, whose Silver Spring estate, located on the opposite side of Georgia Avenue, was namesake to the community. Mrs. Blair maintained a Washington residence in addition to this summer residence. Postmaster General Montgomery Blair, brother-in-law of Mary Blair, resided at The Moorings in the 1860s. The property remained in the Blair family until 1937 when Violet Blair Janin, grandchild of Francis Preston Blair, dedicated the property to the State of Maryland as a memorial to her brother, Jessup Blair.



### **PROPOSAL**

The applicant proposes to rehabilitate the building in six primary areas:

- Replace all windows;
- Remove the existing ADA ramp and replace it with a reconfigured ramp;
- Install a bilco metal cover over areaway on the south elevation;
- Convert a window on the rear into a door;
- Minor alterations for mechanical systems; and,
- Abandon an areaway on the south elevation to the library wing

### **APPLICABLE GUIDELINES**

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

#### ***Montgomery County Code, Chapter 24A Historic Resources Preservation***

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;



***Secretary of the Interior's Standards for Rehabilitation***

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

**Window Replacement**

The applicant proposes to remove all of the existing windows in the property and replace them. The applicant identified five general window types in the application and accompanying window survey. There is physical evidence that all of the windows (the paired eight-light casement windows, wooden multi-light sash windows with metal sash cords, multi-light sash windows, single hung sash windows, and twelve-over-twelve sash windows) were installed later than the building's 1850 construction date. The windows in the library likely date to its 1942 construction, however, an exact date for the other windows is challenging to identify. All of the interior trim has been removed and only the windows from the 1942 addition retain their sills (see the attached window survey: Circle \_\_\_\_).

In reviewing the materials presented in the application and observations at a site visit, Staff finds that the windows in the building are not original to the house and have deteriorated beyond repair. The applicant seeks HPC guidance on the appropriateness of a complete window removal and Staff encourages the HPC to detail preferred specifications for replacement windows.

**Remove the Existing ADA Ramp and Replace it with a Reconfigured Ramp**

The existing ADA ramp is located between the historic house massing and the library wing. It is constructed out of brick and poured concrete with an aluminum railing and does not meet current building codes. The existing ramp and railing also eliminate access to non-historic brick steps.

The applicant proposes to install a new code-compliant ramp and stairs that will be installed to provide access to the same entrance. The run of the proposed ramp extends to the south in front of the library wing before a 180° turn north to the door. Materials in the renderings show the ramp will have face brick and a pipe metal railing. To accommodate the reconfigured ramp, the swing of the door will have to be reversed.

Staff finds that while the proposed ramp will obscure more of the library wing than the existing ramp configuration, the proposal will create a safer, more usable entrance without detracting from the more highly decorated front elevation. Additionally, as the library space is to be community oriented, direct access to this space is significant to the proposed building operation. Staff further finds that changing the door swing will not detract from the historic character of the building and supports its approval.

The applicant seeks HPC guidance on the appropriateness of this design solution.

### **Install A Bilco Metal Cover Over Areaway on the South Elevation**

To the west of the ADA ramp is a narrow areaway that provides access to the basement below the historic house. There is a non-historic aluminum railing around this areaway. Access to this space needs to be maintained for proper building maintenance. This proposal will not relocate the existing gas meter.

The applicant proposes to remove the aluminum railing and to install a new bilco-type door. Staff finds that this proposal would de-clutter the appearance around the building by removing a non-historic railing and installing a new door at grade. Staff finds that this proposal will not substantially alter any of the historic features of the house and supports the proposal in concept.

The applicant seeks HPC guidance on the appropriateness of this solution as rehabilitation plans are further developed.

### **Convert a Window on the Rear into a Door**

The library wing to the southwest of the main house requires a secondary means of egress for occupancy. The applicant proposes converting a window on the east (rear) elevation of the library into a door. The door will be accessed by a new wooden set of stairs and landing.

The plans show a four-panel door with a transom above. It appears as though the window head height will match the transom head. Staff finds that this will create a more unified appearance that is compatible with the historic appearance. Staff further finds that the proposed location will in the southeast corner will have the least visual impact on the building's features.

The applicant seeks HPC guidance on the appropriates of creating a secondary means of egress in this location.

### **Abandoning an Areaway on the South Elevation to the Library Wing**

On the south elevation of the library wing, below the bay window, is an areaway that provides exterior access to the basement. Due to significant water infiltration through this area, the

applicant proposes to abandon this areaway and back fill, grade, and landscape the planting bed.

The basement space of the library wing has been utilized as a public space since its construction. Staff finds the stairs to be integral to the historic operation of the library wing. However, Staff recognizes that the stairs are not code compliant, and to make them code compliant would require enlarging the areaway significantly. When evaluating the proposal in totality, Staff supports the proposal to back fill this space and landscape it appropriately.

The applicant seeks HPC guidance on the appropriateness of abandoning this areaway and backfilling and landscaping the space.

#### **Minor Alterations for Mechanical Systems**

The applicant proposes to make several modifications to mechanical systems in the house. These alterations will require the introduction of new vents and exterior mechanical systems. The applicant did not provide specifics about these proposals but indicates that the new systems will be installed to the rear of the house. Staff recommends any relocated mechanical systems be placed to the rear to minimize the visual impact on the historic house.

#### **STAFF RECOMMENDATION**

Staff recommends the applicant make the recommended changes from the HPC and return for a Historic Area Work Permit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS-#8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: scott.whipple@montgomeryparks.org Contact Person: Scott Whipple  
Daytime Phone No.: 301.670.8063

Tax Account No.: \_\_\_\_\_

Name of Property Owner: MNCPP Daytime Phone No.: \_\_\_\_\_

Address: 8301 TURKEY THicket DRIVE GAITHERSBURG 20879  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: SCOTT WHIPPLE Daytime Phone No.: 301.670.8063

## LOCATION OF BUILDING/PREMISE

House Number: 700 JESUP BLAIR DR Street \_\_\_\_\_

Town/City: SILVER SPRING Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ Revision ☐ Repair ☐ Revocable

### CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: \_\_\_\_\_

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]  
Signature of owner or authorized agent

5.17.18  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

SEE ATTACHED

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

SEE ATTACHED

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> MNCPL - SCOTT WHIPPLE 8301 TURKEY THicket DR GAITHERSBURG MD 20879	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
SEE ATTACHED	

### **1.a. DESCRIPTION OF STRUCTURE AND ENVIRONMENTAL SETTING (including features and significance)**

The Moorings/Jesup Blair Park facility is significant at national, state, county, and local levels. It is designated in the Montgomery County Master Plan for Historic Preservation and is eligible for inclusion in the National Register. The Moorings is the only mansion and country estate remaining of the three country estates established by Francis Preston Blair, Silver Spring's founder, and adviser to U.S. Presidents in the mid-19<sup>th</sup> century.

The two-story, wood frame structure was built in 1850 by Francis Preston Blair for his son James Blair, a U.S. Naval officer, and his wife Mary. Lincoln's Postmaster General, Montgomery Blair, lived at The Moorings during the Civil War after his mansion, Falkland, was burned to the ground (See Section 5, Photograph 1). Violet, James' eldest child, inherited the house and grounds, living there until her death in 1933. In her will, she bequeathed the property to the state of Maryland and renamed it Jesup Blair Park in honor of her deceased and only brother. She further specifically indicated that all of the trees on the property were to be preserved. The property was subsequently transferred to the Maryland-National Capital Park and Planning Commission (M-NCPPC), which is its current steward (Section 5, Photograph 2).

In 1934 the house was modified for use as the second home of the Silver Spring Public Library, serving in that capacity until 1957. Prominent regional architect Howard Wright Cutler, who had designed over 100 schools in Montgomery County, altered the home's exterior to reflect the then popular Colonial Revival-style of architecture (Section 5, Photograph 3). This work included the removal of the home's original front porch and the application of quoins to the corners of the structure. The rear addition was constructed later in 1942.

During the late 1960s and early 1970s, the house served as the local headquarters for the Selective Service Board No. 53.

In 1991, the house took on the renewed purpose of housing residents when Montgomery County's Housing Opportunities Commission (HOC) converted the building from office space to protective housing for single mothers. Ten apartments were constructed, altering most of the house's original interior fabric (Section 5, Photographs 4 - 6). The only extant original fabric is the center hall stairway with turned wooden railings and several panes of original glass, located in the front door's transom and side lights.

During the course of the building's use by HOC, the house fell into disrepair and in 2008, HOC vacated the building. Since that time, several conditions assessments and plans for the structure have been prepared, and maintenance of the exterior and grounds has been ongoing.

### 1.b. GENERAL DESCRIPTION OF THE PROJECT AND ITS EFFECT ON HISTORIC RESOURCES (the environmental setting and historic district)

The building is located in a 14.5-acre, grassy, open, urban park. The irregularly shaped park is defined by Georgia Avenue on the west, Jesup Blair Drive on the north, Fenton Street on the east, and Blair Road on the south. The house sits approximately in the center of the park, set back from and facing Georgia Avenue.

In accordance with the findings of the conditions assessments, the Department of Parks proposes a rehabilitation of the Jesup Blair House to be carried out in two stages.

- **Stage 1 (COMPLETED, with HPC approval)** stabilized the building by stemming the water infiltration and remediating mold growth and lead paint.
- **Stage 2** consists of rehabilitating the structure to bring it up to current building codes such that it can be leased as office space. **No changes to the general footprint of the building are proposed as part of these plans.**

MNCPPC is currently in the design phase for the house's rehabilitation. The majority of Stage 2 will involve interior work. MNCPPC seeks the HPC's guidance on those portions of the project involving exterior alterations, as describe in the following and the included 30% plan drawings<sup>1</sup>:

- Replace all windows
- Remove existing handicap entrance and replace
- Install Bilco-type metal cover over areaway on south elevation
- Convert window in east (rear) elevation of library wing to a door, as required for egress per life/safety codes
- Abandon areaway providing access to library wing basement via south elevation
- Other alterations, such as installation of gable vents, replacement of mechanical systems, minor regrading and site alterations (sidewalks, etc.)

MNCPPC will provide the HPC with additional information in greater detail as the project elements are refined later in the design process. At this point, MNCPPC seeks the HPC's input on these initial concepts to inform the final design submission.

#### **Windows:**

Following the completion of a window inventory (see Section 3., PLANS AND ELEVATIONS, below), MNCPPC assigned the building's windows to five general types:

- *Paired eight-light, wooden casement windows*, found in the first floor of the west (front) façade of the main block of the house.

---

<sup>1</sup> These drawings are 30% plans that will be revised based on input from the HPC and through project refinements. Certain project elements, such as the ADA entrance ramp and stairs, have changed since the drawings were prepared. These changes are called out in the narrative and supplemental illustrations.



- *Wooden multi-light (six-over-six and four-over-four) sash windows*, likely one-over-one, with the bottom sash weighted by metal tape that spools into a disc-like cassette, similar to a tape measure. These windows are found in all four elevations of the main block of the house.
- *Wooden multi-light (six-over-six and four-over-four) double-hung sash windows*, found in the main block of the house and the rear ell.
- *Wooden six-over-six (likely) single-hung sash windows* with hooded sash cords, found in the 1942 library wing.
- *Wooden twelve-over-twelve double-hung sash windows*, employing aluminum tracks and flashing, and possibly spring weights, found in a 1942 rear addition connecting the main block to the library wing.

The date of some of these windows can be assigned to certain building phases (the sash in the library, for example, almost certainly dates to the library's 1942 period of construction). The date of the remainder of the windows, however, is more difficult to pin down. Physical evidence suggests that none of the windows are original to 1850 date of construction of the main block. Whether the windows in the main block and rear ell pre-date architect Howard Wright Cutler's 1934 alterations to the building or are from his library conversion could not be determined (see the discussion of the 'strap pulley' and casement windows in the window inventory and assessment that follows).

MNCPPC prepared an inventory and assessment of each of the windows in the building. Because nearly all of the building's interior finishes were removed previously as part of a hazardous material abatement, almost none of the windows have trim and many have no sills (the only windows with extant trim are some of the windows located in the library, which retained its plaster). Virtually all the windows in the building have suffered damage or deterioration of some sort. Nearly all the windows have damaged stiles, due to window locks and/or alarm systems that were installed at some point. Most have damaged muntins. Some have missing or replaced pieces. In many cases, sills are missing or broken. Some windows suffer from racking or rot. All the windows are fixed in place by screws, likely done to secure the building after HOC vacated the house in 2008. The windows have lead paint. Although many windows can be made lead safe, the lead in the 'strap pulley' windows would be difficult to abate, due to the way that the mechanism retracts the strap into the cassette (which would retain lead dust). Many of the 'strap pulley' window's straps are broken or missing, making it challenging to restore these windows to an operable condition.

*MNCPPC seeks the HPC's guidance as to whether a complete window replacement would be warranted in this instance, due to the extent of the deterioration of the windows, the difficult challenge of making the windows operable and lead safe, and code issues related to the building's change of use.*



Photo A. Exterior, six-over-six 'strap pulley' cassette sash windows (top) and casement windows (bottom)



Photo B. Detail of 'strap pulley' cassette, set into four by four stud



Photo C. 'Strap pulley' window with intact strap and damaged stile



Photo D. 'Strap pulley' window with detached strap

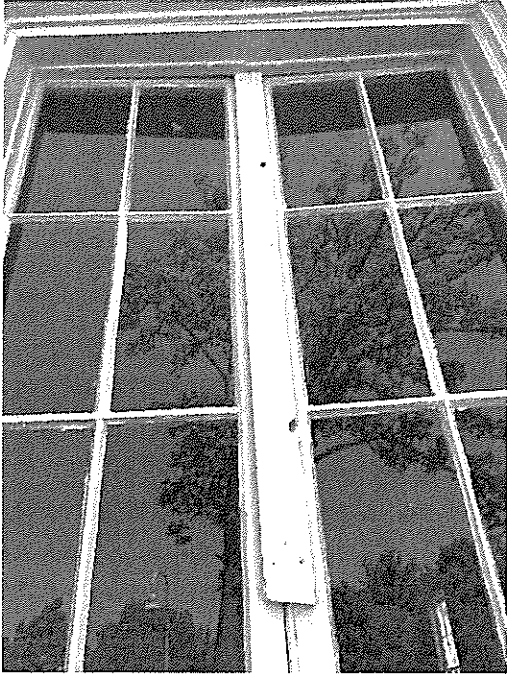


Photo E. Casement window, exterior

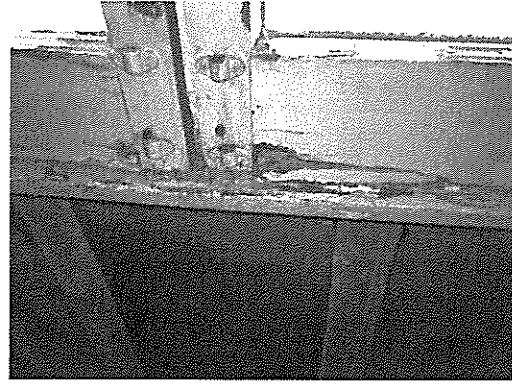


Photo F. Casement window, interior, showing hardware and damage



Photo G. Casement window, interior, hinge detail



Photo H. Twelve-over-twelve window, replacement bottom rail

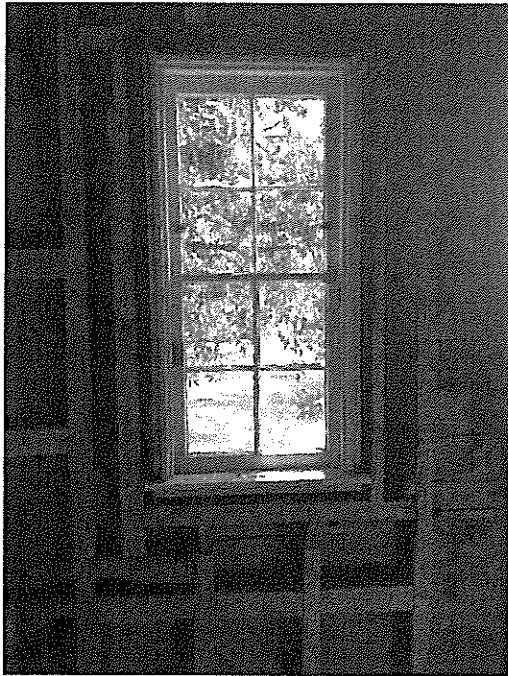


Photo I. Four-over-four double-hung window



Photo J. Detail, pulleys from double-hung window

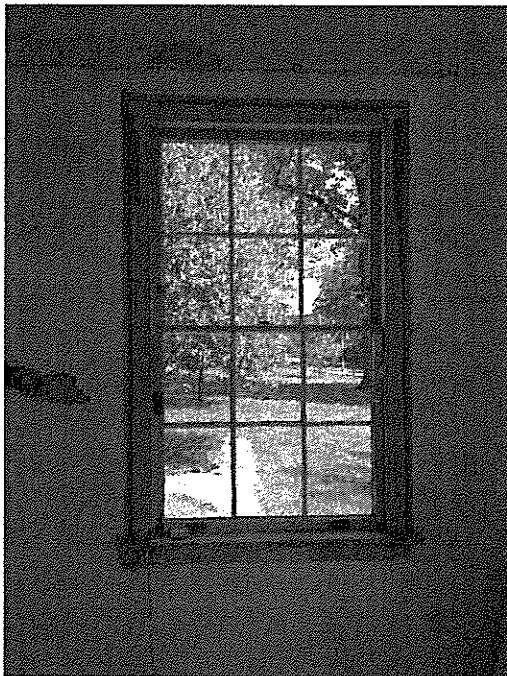


Photo K. Sash in library wing, likely dating to addition's 1942 date of construction

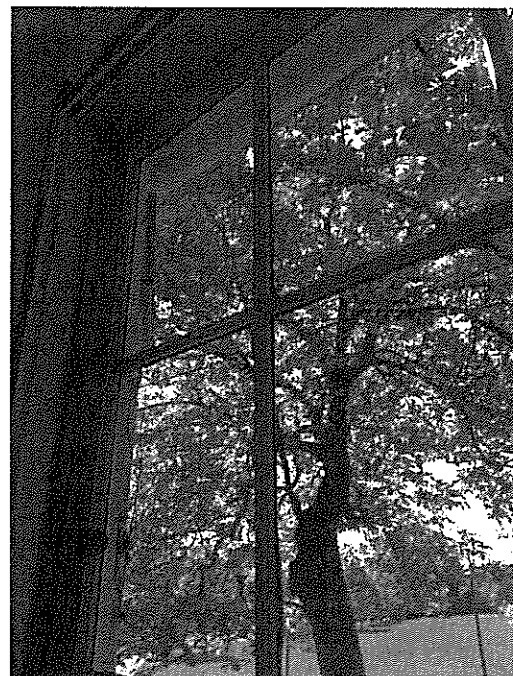


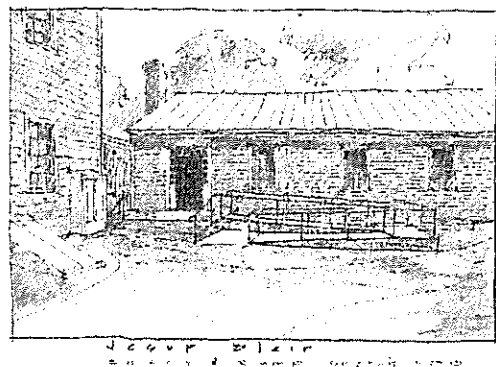
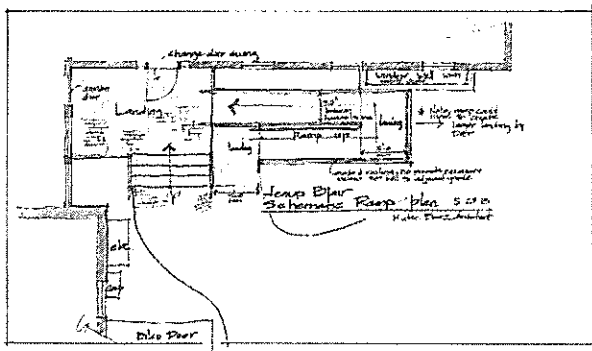
Photo L. Detail, sash in library wing



### Accessible Entrance:

As MNCPPC contemplates a public use for the Moorings, the agency is committed to making the building accessible. The extant ADA ramp does not meet current code requirements. MNCPPC proposes removing the extant ramp and steps and replacing them with a code-compliant ramp and steps. (NOTE: The scheme proposed in the plans has been replaced with the concept schematic ramp plans.) Because this entrance is somewhat removed from public view (it is located opposite the parking lot and away from main pedestrian routes), MNCPPC believes it is important to make the entrance more inviting and obvious. This entrance will provide direct access to the Silver Spring Historical Society's archives, which will be located in the library wing's basement, and the library space, which could become venue for public events, such as lectures, presentations, or events.

The proposed ramp and stairs would invite all visitors to approach the ADA library entrance from the same path. Three stairs rise directly to a slightly enlarged landing, while the ADA ramp switches back parallel to the library wing. The ramp will be faced in brick. The ramp will be forward of the existing window well, such that the ramp will not engage the building and the window well will continue to receive daylight. The ramp, steps, and landing will have metal railings (see example in Section 4), but because the height above grade may not trigger life-safety codes requirements, spindles may not be needed, thereby lessening the ramps visual impact. The door swing will be reversed, for access purposes.



*MNCPPC seeks the HPC's affirmation that proposed accessible entrance, including reversing the door swing, is consistent with the HPC's criteria for approval.*

**Cover Areaway:** An existing areaway that provides access to the basement under the main mass of the house creates maintenance and security issues, as well as provides an opportunity for significant water infiltration in the basement. The areaway provides necessary external access to mechanical systems in the basement and needs to be retained. MNCPPC proposes securing the areaway with a metal, Bilco-type cover (see example in Section 4). The existing railings would be removed. The gas meter, a cabinet housing the electrical equipment, and the existing handicap ramp are clustered on the side (south) elevation, nearby the existing areaway, so the introduction of a cover over the areaway will not be the first alteration in the area. Relocation of the utilities *is not* contemplated, due to cost and complexity involved.



Areaway at side (south) elevation, library ADA entrance at right. Note gas meter and electrical cabinet.

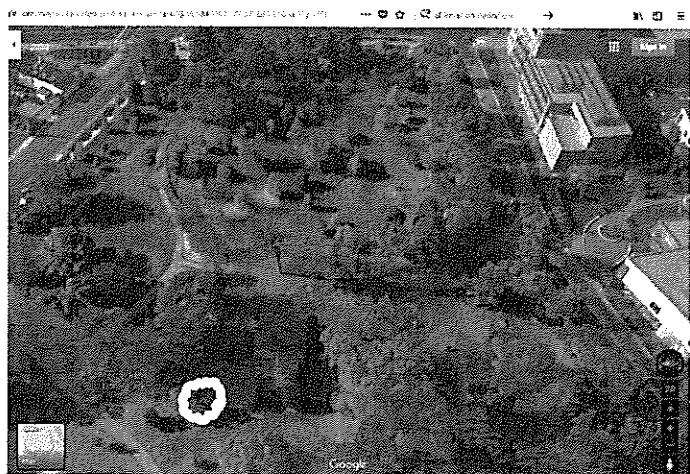
*MNCPPC seeks confirmation that a metal areaway cover of some sort is consistent with the HPC's criteria for approval.*

**Add Egress Door:** Due to the change in use and the square footage of the existing library addition, the code requires a second means of egress from the room. MNCPPC proposes converting a window in the rear (east) elevation to a door, accessed via a small wooden landing and steps. The door would be inserted in the location of the existing window. This is a secondary elevation in a later addition.

Although visible from the park, this alteration would have minimal impact on significant views or building fabric.



Proposed location of new egress door, east elevation of library wing (above), and illustrating context and visibility within Jesup Blair Park (right) (Illustration: googlemaps)



*MNCPPC seeks the HPC's guidance on the proposal to convert this window to a door in order to meet secondary egress requirements related to the building's change of use.*

**Abandon Areaway:** An areaway providing access to the library wing basement creates maintenance and safety problems and provides an opportunity for significant water infiltration in the basement. MNCPPC proposes abandoning this areaway. The stairs would be removed, backfilled, graded to provide positive drainage, and landscaped like the adjacent planning bed. Access to the library wing basement would be via a new, internal stair.



Areaway providing access to library wing basement.

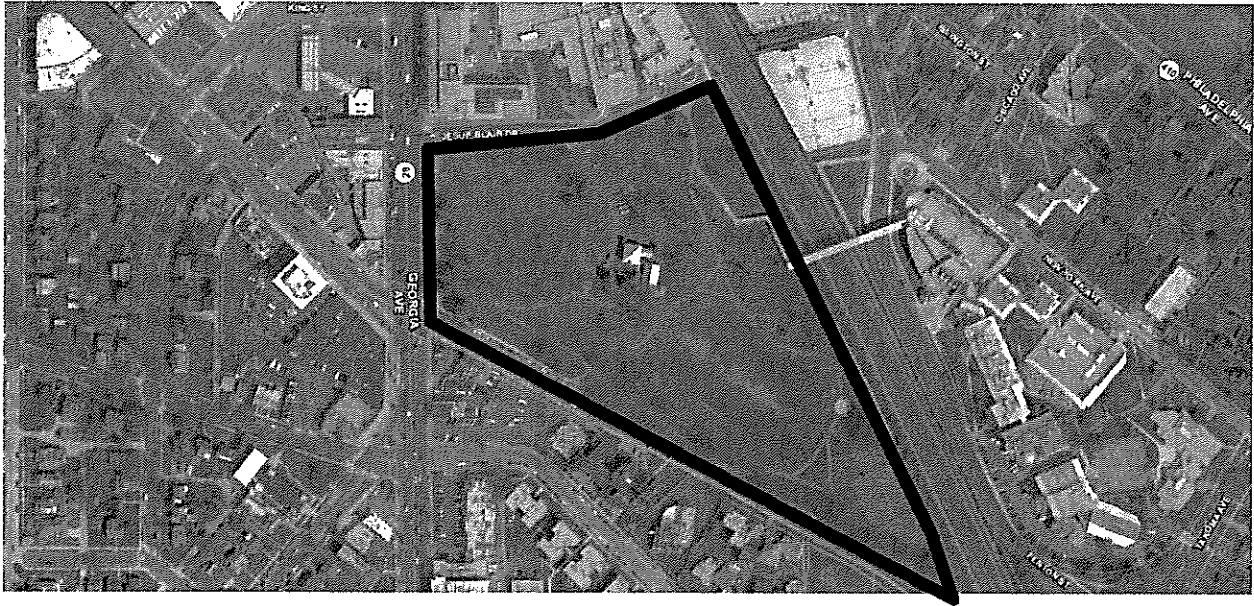
*MNCPPC seeks confirmation that abandoning this areaway is consistent with the HPC's criteria for approval.*

**Other alterations:**

Additional exterior alternations are contemplated, all of which are relatively minor in nature. Mechanical equipment will be replaced. The equipment will be consolidated at the rear, where systems are currently located. Vents to provide greater air circulation will be installed in the library gable ends. Paved walkways within the park may be altered. Drainage may be improved.



**2. SITE PLAN:** Attachment D.



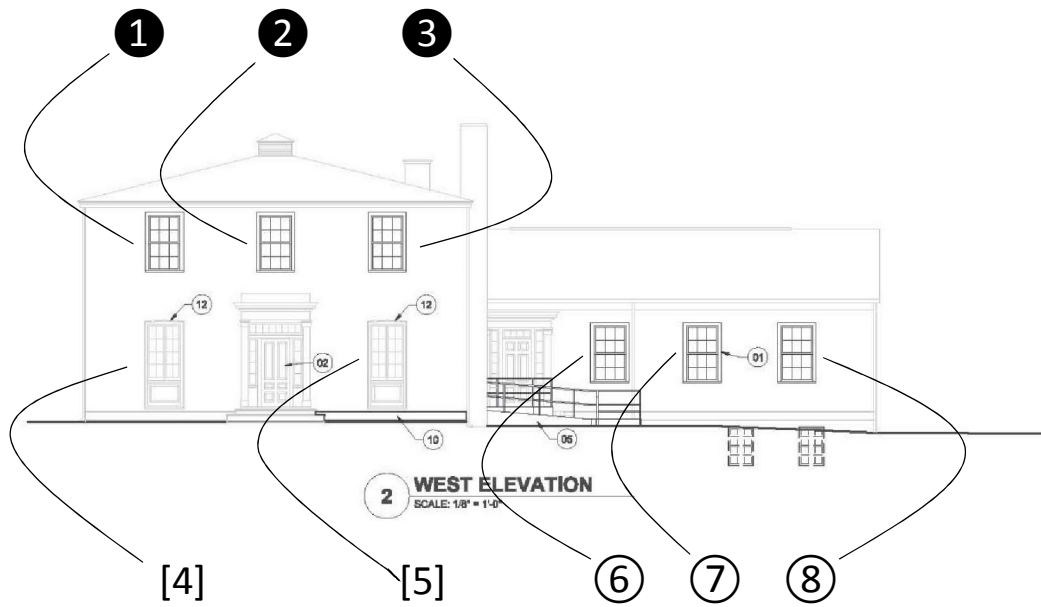
### 3. PLANS AND ELEVATIONS:

## Jesup Blair Window Inventory and Assessment

### Key

- ① Windows identified with a black circle (①) are multi-light wooden, (likely) single-hung sash windows. The bottom sash is weighted by metal tape that spools into a circular, disc-like cassette, similar to a tape measure. These cassettes are inserted into the studs that frame each window opening. Though consultation with architectural historians at Mount Vernon, it was determined that these are 'strap pulleys' that were in wide use beginning at the turn of the 20<sup>th</sup> century. These strap pulleys were employed when the window frame was constructed without enough room for pocket weights, as is the case in the Jesup Blair House. The earliest patent known to Mount Vernon staff is c1880s, which post-dates Jesup Blair House's date of construction. The popularity of this system through the twentieth century, particularly in situations that did not allow for pocket weights, gives credence to the theory that these windows date to a later development phase, including possibly the significant building campaign in the 1940s.
- <22> Windows identified with 'less-than, greater-than' symbols (<22>) are multi-light wooden, double-hung sash windows, with traditional sash weights suspended by rope cords.
- [4] Windows identified with brackets ([4]) are paired, eight-light wooden casement windows with what appears to be 20<sup>th</sup> century hinges and hardware.
- ⑥ Windows identified with a white circle (⑥) are six-over-six, (likely) single-hung wooden sash windows with traditional sash weights suspended by rope cords. These windows are located exclusively in the Library addition, which was constructed in 1942.
- 16 Windows identified with simple digits (16) are twelve-over-twelve, wooden sash windows. These windows are non-historic, obviously dating to a later building phase. They employ aluminum tracks and flashing (and possibly springs), rather than sash weights.





#### Main Mass

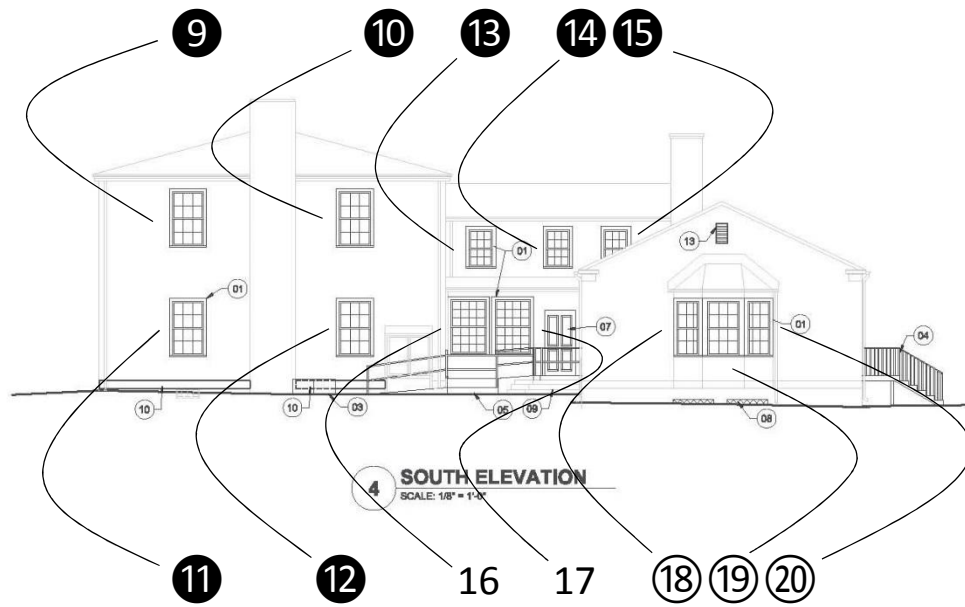
**1 2 3** Six/Six (likely) single-hung sash with weighted coil tape

**[4][5]** Paired eight-light casement

#### Library Addition

**6 7 8** Six/Six (likely single-hung) sash with pocket weight





#### Main Mass

⑨ ⑩ ⑪ ⑫ Six/Six (likely) single-hung sash with weighted coil tape

#### Rear Ell

⑬ ⑭ ⑮ Six/Six (likely) single-hung sash with weighted coil tape

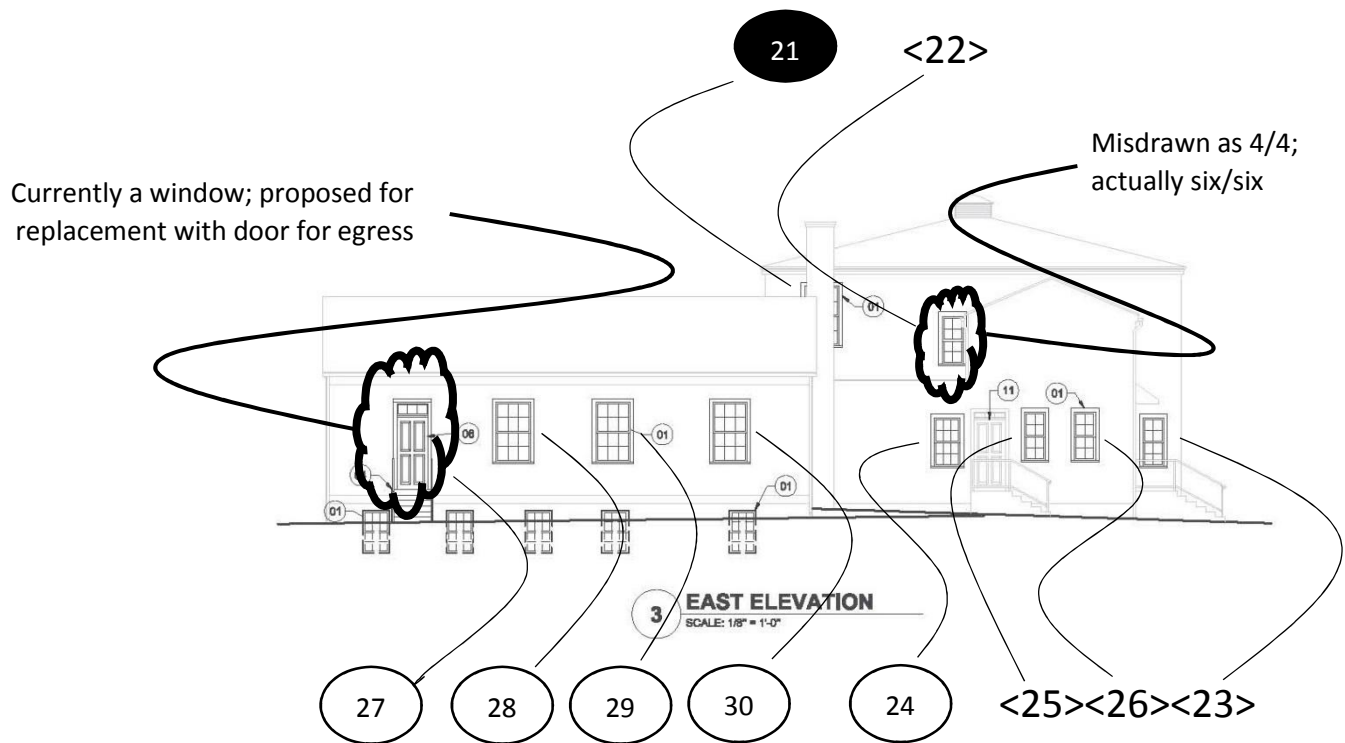
16, 17 12/12 double-hung, later replacements with aluminum tracks and flashing

#### Library Addition

⑱ ⑲ ⑳ Six/Six (likely single-hung) sash with pocket weight







## Main Mass

21

Six/Six (likely) single-hung sash with weighted coil tape

<22>

Six/Six, double-hung sash with pocket weights

<23>

Four/Four, double-hung sash with pocket weights

## Rear Ell

24

Six/Six (likely single-hung) sash with pocket weight

<25><26>

Four/Four, double-hung sash with pocket weights

## Library Addition

27

28

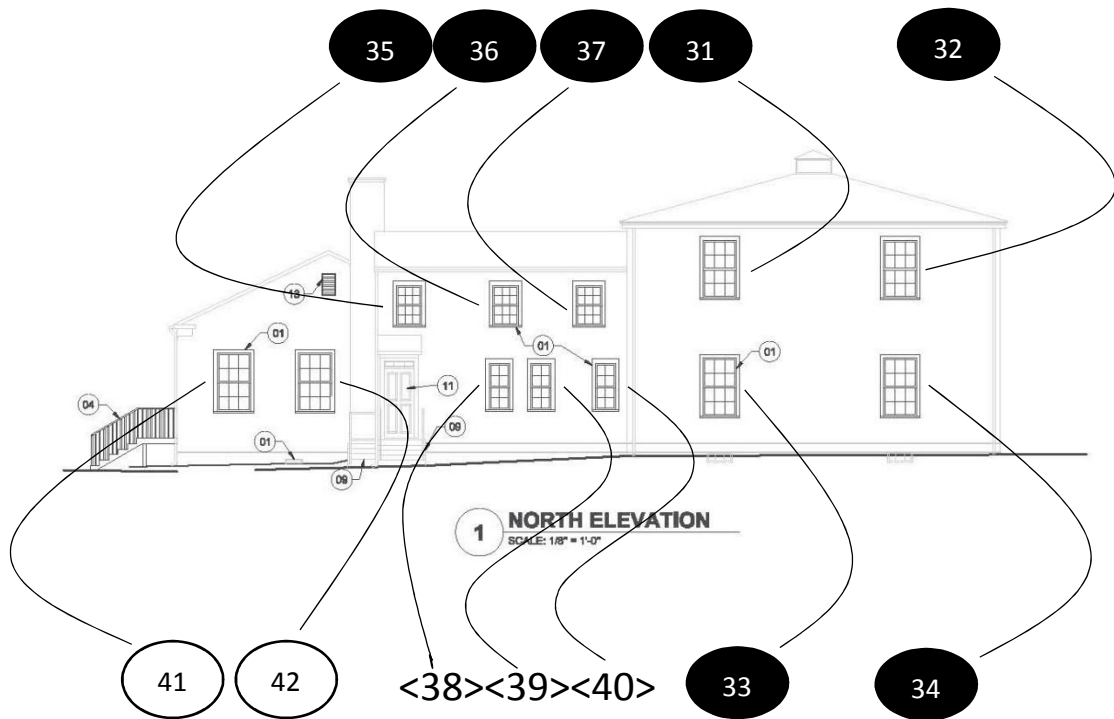
29

30

Six/Six (likely single-hung) sash with pocket weight







#### Main Mass



Six/Six (likely) single-hung sash with weighted coil tape

#### Rear Ell



Six/Six (likely) single-hung sash w/ weighted coil tape


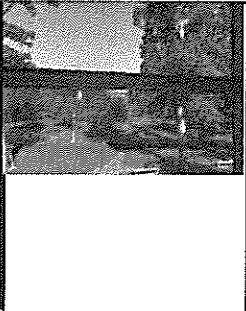


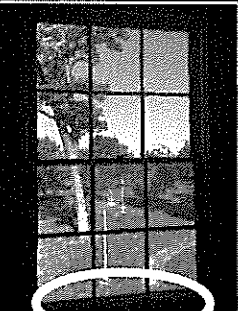
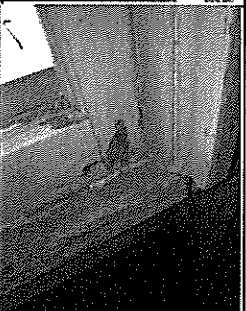




<38><39><40> Four/Four, double-hung sash with pocket weights

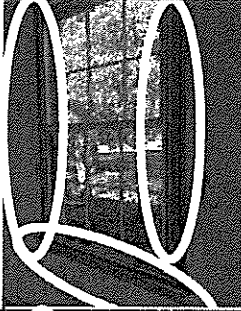
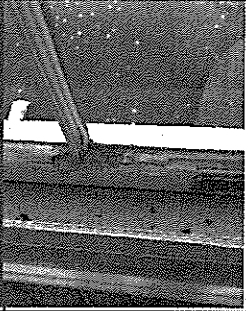
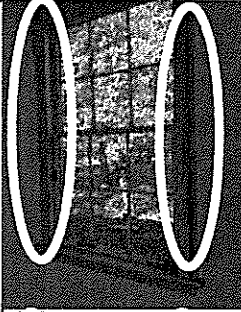
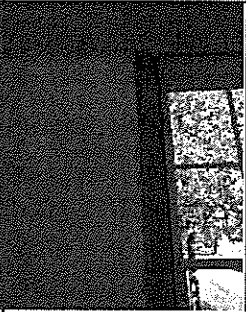
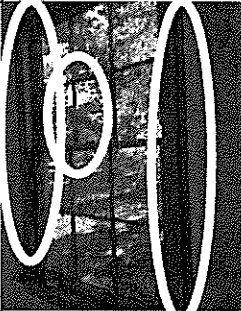



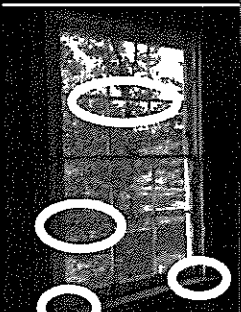
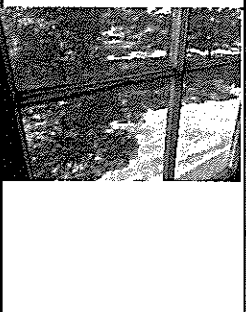
#### Library Addition


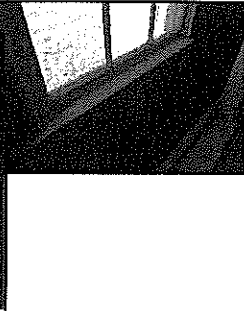
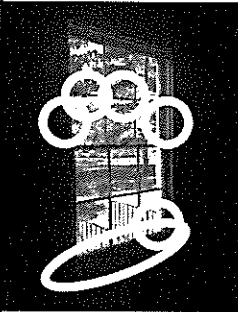

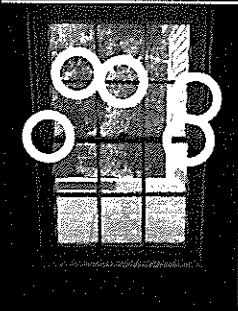
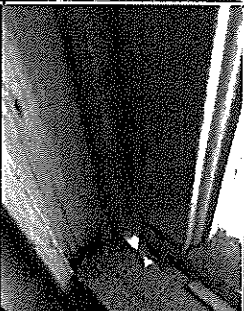
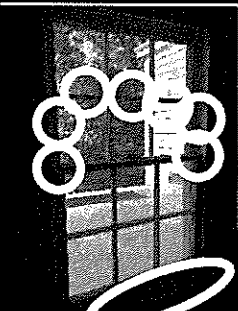
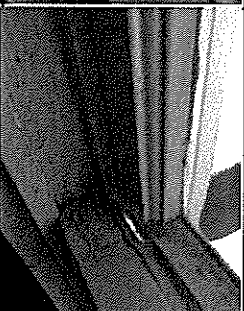
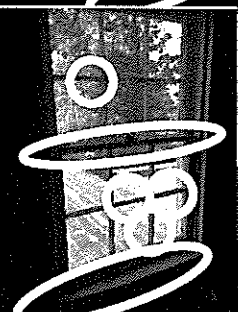



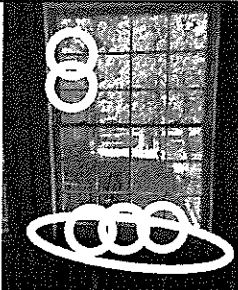





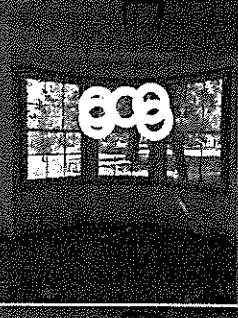
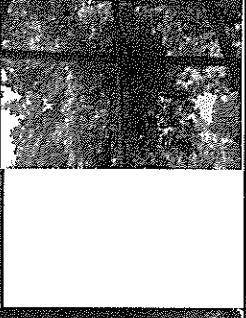
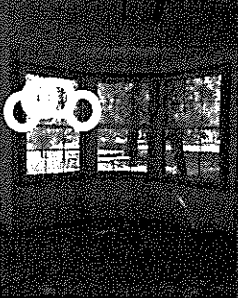

Six/Six (likely single-hung) sash with pocket weight

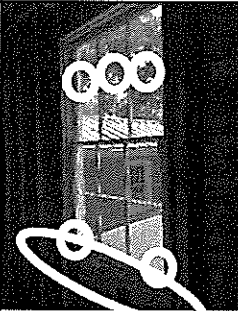
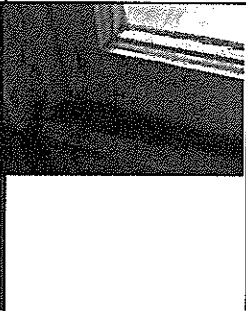
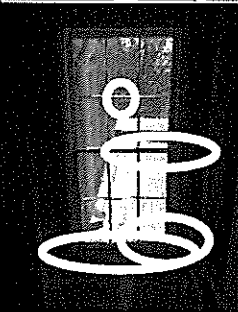

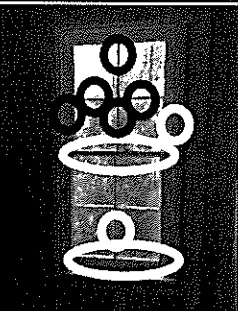
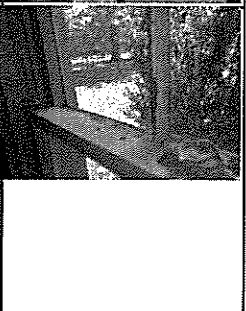


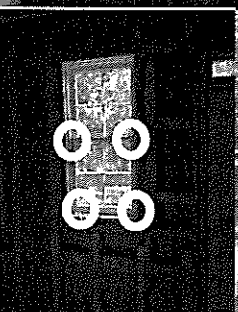



Key	Location	type	Discription	Location of Issue	Example
1	West elevation, upper, north	Tape Pulley, 6/6	Damaged muntin in top sash		
2	West elevation, upper, center	Tape Pulley, 6/6	Two damaged muntins in top sash, missing sill		
3	West elevation, upper, south	Tape Pulley, 6/6	Missing sill		
4	West elevation, lower, north	Casement	Bottom rail damaged, two damaged muntins, missing sill		
5	West elevation, lower, south	Casement	Missing sill		

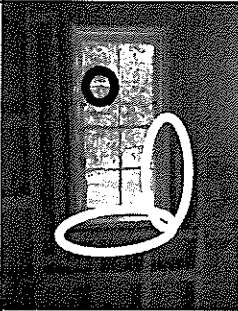

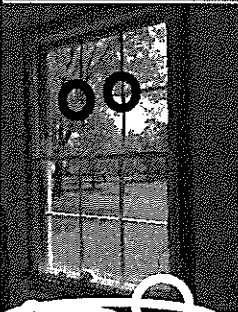

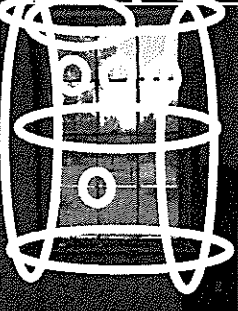

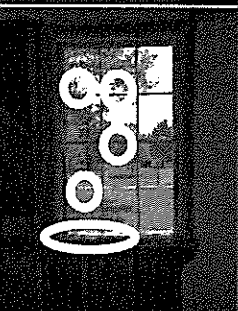

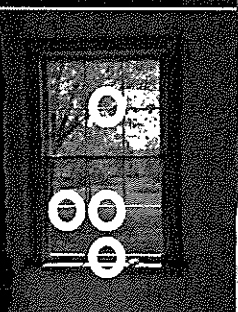

Key	Location	type	Discription	Location of Issue	Example
6	West elevation, library, north	6/6 (likely) single hung	Dry rot at bottom rail, missing case, broken frame/stop		
7	West elevation, library, center	6/6 (likely) single hung	missing frame/stop		
8	West elevation, library, south	6/6 (likely) single hung	missing frame/stop, damaged muntins		
9	South elevation, upper, west	Tape Pulley, 6/6	two damaged muntins in top sash, racking		
10	South elevation, upper, east	Tape Pulley, 6/6	Missing muntin in top sash, damanged muntins in bottom sash, sill is broken, joint seperation		

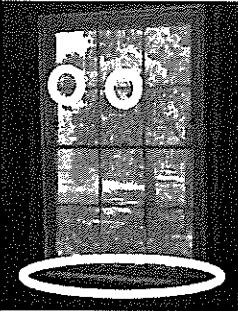



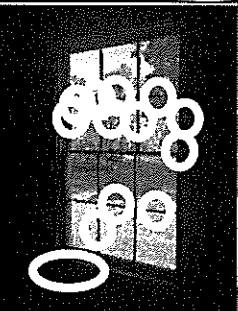

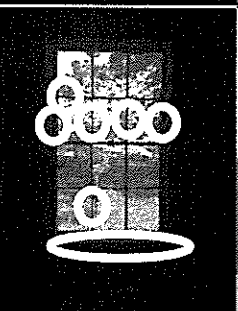
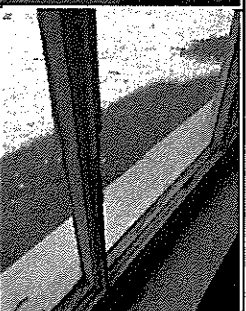
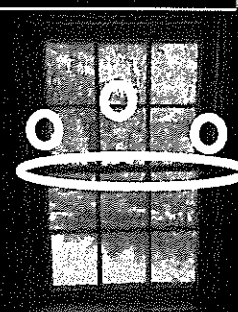

Key	Location	type	Discription	Location of Issue	Example
11	South elevation, lower, west	Tape Pulley, 6/6	Broken sill, joint seperation		
12	South elevation, lower, east	Tape Pulley, 6/6	Sill missing, damaged muntins in top and bottom sash, stiles damaged		
13	South elevation, ell, upper, west	Tape Pulley, 6/6	Damaged muntins in top sash, stiles damaged, meeting rails damaged		
14	South elevation, ell, upper, center	Tape Pulley, 6/6	Damaged muntins in top sash, meeting rail damaged, stiles damaged, broken sill		
15	South elevation, ell, upper, east	Tape Pulley, 6/6	Damaged muntins in top and bottom sash, damaged meeting rail, sill broken		

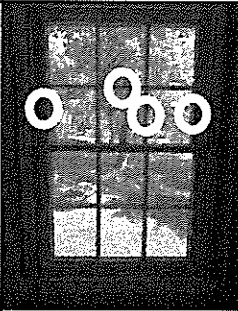
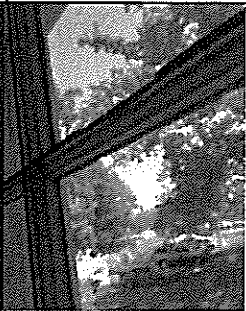
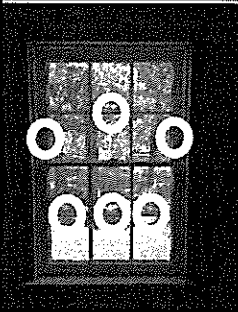

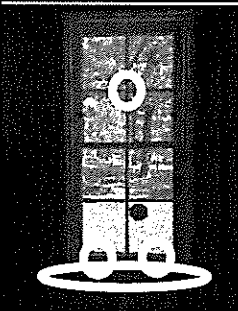
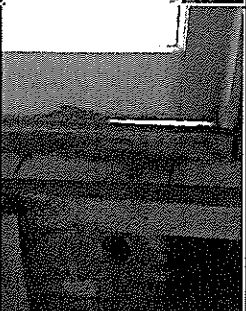
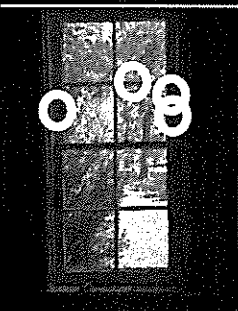

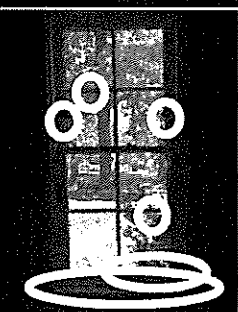

Key	Location	type	Discription	Location of Issue	Example
16	South elevation, ell, lower, west	Non-historic 12/12	Damaged muntins in top sash, bottom rail has been replaced, muntins in bottom sash replaired with bondo/putty, sill missing		
17	South elevation, ell, lower, east	Non-historic 12/12	Damaged muntins in top sash, broken sill		
18	South elevation, library, west	6/6 (likely) single hung	Damaged muntins in top sash, damaged stiles		
19	South elevation, library, center	6/6 (likely) single hung	Damaged muntins in top sash, damaged stiles		
20	South elevation, library, east	6/6 (likely) single hung	Damaged muntins in top sash, damaged stiles		

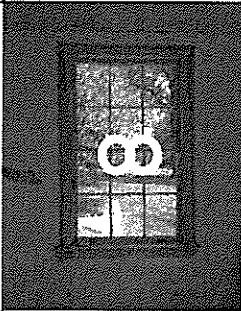
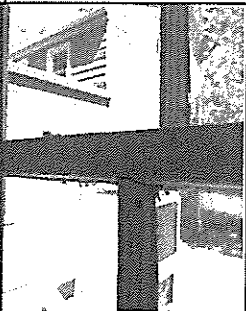
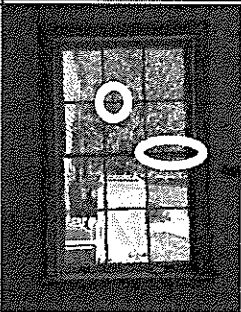

Key	Location	type	Discription	Location of Issue	Example
21	East elevation, upper, south	Tape Pulley, 6/6	Damaged muntins in top sash, joint seperation in bottom sash, missing sill		
22	East elevation, upper, north	6/6, double hung	Damaged muntin in top sash, racking bottom rail of top and bottom sash, sill missing		
23	East elevation, lower, south	4/4, double hung	Damaged muntins in top and bottom sash, damaged meeting rail, damaged stiles, bottom rail replaced		
24	East elevation, lower, north	6/6 (likely) single hung	Damaged muntins in top and bottom sash, joint damage in bottom sash, broken sill, racking		
25	East elevation, ell, south	4/4, double hung	Damaged meeting rail and bottom rail		



Key	Location	type	Discription	Location of Issue	Example
26	East elevation, ell, north	4/4, double hung	Damaged muntin in top sash, split stop, broken sill		
27	East elevation, library, south	6/6 (likely) single hung	Muntins coming unjoined, dry rot in bottom rail		
28	East elevation, library, center south	6/6 (likely) single hung	Entire case has been replaced, damaged muntins in top and bottom sash, top rail and meeting rail and bottom rail damaged		
29	East elevation, library, center north	6/6 (likely) single hung	Damaged muntins in top and bottom sash, meeting rail damaged, bottom rail dry rot and damage, bottom sash about to fall out		
30	East elevation, library, north	6/6 (likely) single hung	Damaged muntins in top and bottom sash, dry rot on bottom rail		

Key	Location	type	Discription	Location of Issue	Example
31	North elevation, upper, east	Tape Pulley, 6/6	Damaged muntins in top sash, replaced muntin in top sash, bottom rail & sill broken		
32	North elevation, upper, west	Tape Pulley, 6/6	Damaged muntins in top sash, racking, dry rot in bottom rail, sill broken		
33	North elevation, lower, east	Tape Pulley, 6/6	Damaged muntins in top and bottom sash, meeting rail damaged, sill broken		
34	North elevation, lower, west	Tape Pulley, 6/6	Damaged muntins in top and bottom sash, damaged stiles, sill broken		
35	North elevation, ell, upper, east	Tape Pulley, 6/6	Damaged muntins in top sash, damaged stiles, damaged meeting rail		


Key	Location	type	Discription	Location of Issue	Example
36	North elevation, ell, upper, center	Tape Pulley, 6/6	Damaged muntins in top sash, damaged stiles		
37	North elevation, ell, upper, west	Tape Pulley, 6/6	Damaged muntins in top and bottom sash, damaged stiles		
38	North elevation, ell, lower, east	4/4, double hung	Damaged muntins rebuilt with putty, rotten bottom rail, sill missing		
39	North elevation, ell, lower, center	4/4, double hung	Damaged muntin in top sash, damaged stiles		
40	North elevation, ell, lower, west	4/4, double hung	Damaged muntins in top and bottom sash, damaged stiles, rot in bottom rail, broken sill		

Key	Location	type	Discription	Location of Issue	Example
41	North elevation, library, east	6/6 (likely) single hung	Muntins disengaged from meeting rail		
42	North elevation, library, west	6/6 (likely) single hung	Damaged muntin in top sash, racking		

MONTGOMERY COUNTY DEPARTMENT OF PARKS  
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING  
COMMISSION

JESUP BLAIR HOUSE  
REHABILITATION

900 JESUP BLAIR DRIVE  
SILVER SPRING, MD 20910  
30% SUBMITTAL  
FEBRUARY 1, 2018

<div><div>DATE: 02/01/2018 PROJECT: JESUP BLAIR HOUSE SUBMITTAL: 30% SUBMITTAL DATE: FEBRUARY 1, 2018</div><div>DESCRIPTION REVISIONS</div></div>		<div><div> <b>Gannett Fleming</b></div><div>BALTIMORE, MARYLAND</div></div>		<div>MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY JESUP BLAIR HOUSE SILVER SPRING, MD</div>		<div>JESUP BLAIR HOUSE RENOVATION GENERAL COVER SHEET</div>		<div>DATE: 02/01/2018 PROJECT: JESUP BLAIR HOUSE SUBMITTAL: 30% SUBMITTAL DATE: FEBRUARY 1, 2018</div>		<div>6155672 2018 G-001 COVER</div>																																																																											
<div>DRAWING INDEX</div> <table><tr><td>GENERAL</td><td>COVER SHEET</td></tr><tr><td>G-001</td><td>ABBREVIATIONS, NOTES, &amp; LEGENDS</td></tr><tr><td>G-002</td><td>ARCHITECTURAL</td></tr><tr><td>AD-101</td><td>DEMOLITION PLAN-BASEMENT</td></tr><tr><td>AD-102</td><td>DEMOLITION PLAN-GROUND FLOOR</td></tr><tr><td>AD-103</td><td>DEMOLITION PLAN-SECOND FLOOR</td></tr><tr><td>A-101</td><td>NEW WORK PLAN-BASEMENT</td></tr><tr><td>A-102</td><td>NEW WORK PLAN-GROUND FLOOR</td></tr><tr><td>A-103</td><td>NEW WORK PLAN-SECOND FLOOR</td></tr><tr><td>A-104</td><td>REFLECTED CEILING PLAN-BASEMENT</td></tr><tr><td>A-105</td><td>REFLECTED CEILING PLAN-GROUND FLOOR</td></tr><tr><td>A-106</td><td>REFLECTED CEILING PLAN-SECOND FLOOR</td></tr><tr><td>A-201</td><td>ELEVATIONS</td></tr><tr><td>A-401</td><td>ENLARGED PLANS</td></tr><tr><td>A-601</td><td>SCHEDULES &amp; DETAILS</td></tr><tr><td>S-100</td><td>STRUCTURAL</td></tr><tr><td>S-101</td><td>GENERAL NOTES</td></tr><tr><td>S-102</td><td>EX. BASEMENT LAYOUT - 1ST FLOOR FRAMING</td></tr><tr><td>S-103</td><td>EX. GROUND FLOOR LAYOUT - 1ST FLOOR FRAMING</td></tr><tr><td>S-104</td><td>EX. SECOND FLOOR LAYOUT - 1ST FLOOR FRAMING</td></tr><tr><td>S-105</td><td>FRAMING DETAILS</td></tr><tr><td>M-101</td><td>MECHANICAL</td></tr><tr><td>M-102</td><td>SYMBOLS, ABBREVIATIONS, AND NOTES</td></tr><tr><td>M-103</td><td>BASEMENT NEW WORK PLAN</td></tr><tr><td>M-104</td><td>GROUND FLOOR NEW WORK PLAN</td></tr><tr><td>M-105</td><td>SECOND FLOOR NEW WORK PLAN</td></tr><tr><td>P-101</td><td>ELECTRICAL</td></tr><tr><td>P-102</td><td>SYMBOLS, ABBREVIATIONS, AND NOTES</td></tr><tr><td>P-103</td><td>BASEMENT NEW WORK PLAN</td></tr><tr><td>P-104</td><td>GROUND FLOOR NEW WORK PLAN</td></tr><tr><td>P-105</td><td>SECOND FLOOR NEW WORK PLAN</td></tr><tr><td>E-101</td><td>LEGEND, ABBREVIATIONS, AND NOTES</td></tr><tr><td>E-102</td><td>BASEMENT POWER AND FIRE ALARM PLAN</td></tr><tr><td>E-103</td><td>GROUND FLOOR POWER AND FIRE ALARM PLAN</td></tr><tr><td>E-104</td><td>SECOND FLOOR POWER AND FIRE ALARM PLAN</td></tr><tr><td>E-105</td><td>BASEMENT LIGHTING PLAN</td></tr><tr><td>E-106</td><td>GROUND FLOOR LIGHTING PLAN</td></tr><tr><td>E-107</td><td>SECOND FLOOR LIGHTING PLAN</td></tr></table>										GENERAL	COVER SHEET	G-001	ABBREVIATIONS, NOTES, & LEGENDS	G-002	ARCHITECTURAL	AD-101	DEMOLITION PLAN-BASEMENT	AD-102	DEMOLITION PLAN-GROUND FLOOR	AD-103	DEMOLITION PLAN-SECOND FLOOR	A-101	NEW WORK PLAN-BASEMENT	A-102	NEW WORK PLAN-GROUND FLOOR	A-103	NEW WORK PLAN-SECOND FLOOR	A-104	REFLECTED CEILING PLAN-BASEMENT	A-105	REFLECTED CEILING PLAN-GROUND FLOOR	A-106	REFLECTED CEILING PLAN-SECOND FLOOR	A-201	ELEVATIONS	A-401	ENLARGED PLANS	A-601	SCHEDULES & DETAILS	S-100	STRUCTURAL	S-101	GENERAL NOTES	S-102	EX. BASEMENT LAYOUT - 1ST FLOOR FRAMING	S-103	EX. GROUND FLOOR LAYOUT - 1ST FLOOR FRAMING	S-104	EX. SECOND FLOOR LAYOUT - 1ST FLOOR FRAMING	S-105	FRAMING DETAILS	M-101	MECHANICAL	M-102	SYMBOLS, ABBREVIATIONS, AND NOTES	M-103	BASEMENT NEW WORK PLAN	M-104	GROUND FLOOR NEW WORK PLAN	M-105	SECOND FLOOR NEW WORK PLAN	P-101	ELECTRICAL	P-102	SYMBOLS, ABBREVIATIONS, AND NOTES	P-103	BASEMENT NEW WORK PLAN	P-104	GROUND FLOOR NEW WORK PLAN	P-105	SECOND FLOOR NEW WORK PLAN	E-101	LEGEND, ABBREVIATIONS, AND NOTES	E-102	BASEMENT POWER AND FIRE ALARM PLAN	E-103	GROUND FLOOR POWER AND FIRE ALARM PLAN	E-104	SECOND FLOOR POWER AND FIRE ALARM PLAN	E-105	BASEMENT LIGHTING PLAN	E-106	GROUND FLOOR LIGHTING PLAN	E-107	SECOND FLOOR LIGHTING PLAN
GENERAL	COVER SHEET																																																																																				
G-001	ABBREVIATIONS, NOTES, & LEGENDS																																																																																				
G-002	ARCHITECTURAL																																																																																				
AD-101	DEMOLITION PLAN-BASEMENT																																																																																				
AD-102	DEMOLITION PLAN-GROUND FLOOR																																																																																				
AD-103	DEMOLITION PLAN-SECOND FLOOR																																																																																				
A-101	NEW WORK PLAN-BASEMENT																																																																																				
A-102	NEW WORK PLAN-GROUND FLOOR																																																																																				
A-103	NEW WORK PLAN-SECOND FLOOR																																																																																				
A-104	REFLECTED CEILING PLAN-BASEMENT																																																																																				
A-105	REFLECTED CEILING PLAN-GROUND FLOOR																																																																																				
A-106	REFLECTED CEILING PLAN-SECOND FLOOR																																																																																				
A-201	ELEVATIONS																																																																																				
A-401	ENLARGED PLANS																																																																																				
A-601	SCHEDULES & DETAILS																																																																																				
S-100	STRUCTURAL																																																																																				
S-101	GENERAL NOTES																																																																																				
S-102	EX. BASEMENT LAYOUT - 1ST FLOOR FRAMING																																																																																				
S-103	EX. GROUND FLOOR LAYOUT - 1ST FLOOR FRAMING																																																																																				
S-104	EX. SECOND FLOOR LAYOUT - 1ST FLOOR FRAMING																																																																																				
S-105	FRAMING DETAILS																																																																																				
M-101	MECHANICAL																																																																																				
M-102	SYMBOLS, ABBREVIATIONS, AND NOTES																																																																																				
M-103	BASEMENT NEW WORK PLAN																																																																																				
M-104	GROUND FLOOR NEW WORK PLAN																																																																																				
M-105	SECOND FLOOR NEW WORK PLAN																																																																																				
P-101	ELECTRICAL																																																																																				
P-102	SYMBOLS, ABBREVIATIONS, AND NOTES																																																																																				
P-103	BASEMENT NEW WORK PLAN																																																																																				
P-104	GROUND FLOOR NEW WORK PLAN																																																																																				
P-105	SECOND FLOOR NEW WORK PLAN																																																																																				
E-101	LEGEND, ABBREVIATIONS, AND NOTES																																																																																				
E-102	BASEMENT POWER AND FIRE ALARM PLAN																																																																																				
E-103	GROUND FLOOR POWER AND FIRE ALARM PLAN																																																																																				
E-104	SECOND FLOOR POWER AND FIRE ALARM PLAN																																																																																				
E-105	BASEMENT LIGHTING PLAN																																																																																				
E-106	GROUND FLOOR LIGHTING PLAN																																																																																				
E-107	SECOND FLOOR LIGHTING PLAN																																																																																				

[illegible]



26. REMOVE WINDOW FRAME, GLAZING, AND RELATED COMPONENTS IN TRIPLE ENVIRONMENT (TYPE 1) PER PLAN NEW WINDOW.
27. DEMOLISH EXISTING WINDOW TO REMAIN.
28. EXISTING COLUMN TO REMAIN.
29. EXISTING WINDOW WELL.
30. EXISTING STRUCTURAL BEAMS ABOVE.
31. EXISTING ARCWAY TO REMAIN.
32. DEMOLISH EXISTING CURB CEILING.
33. DEMOLISH EXISTING STAIR.

[illegible]

EXISTING CONSTRUCTION TO REMAIN	---
EXISTING CONSTRUCTION TO BE DEMOLISHED	----
DEMOTES ENTIRE ROOM ALONG TO CEILING TREATMENT	=====



30% Submittal  
Not for Construction

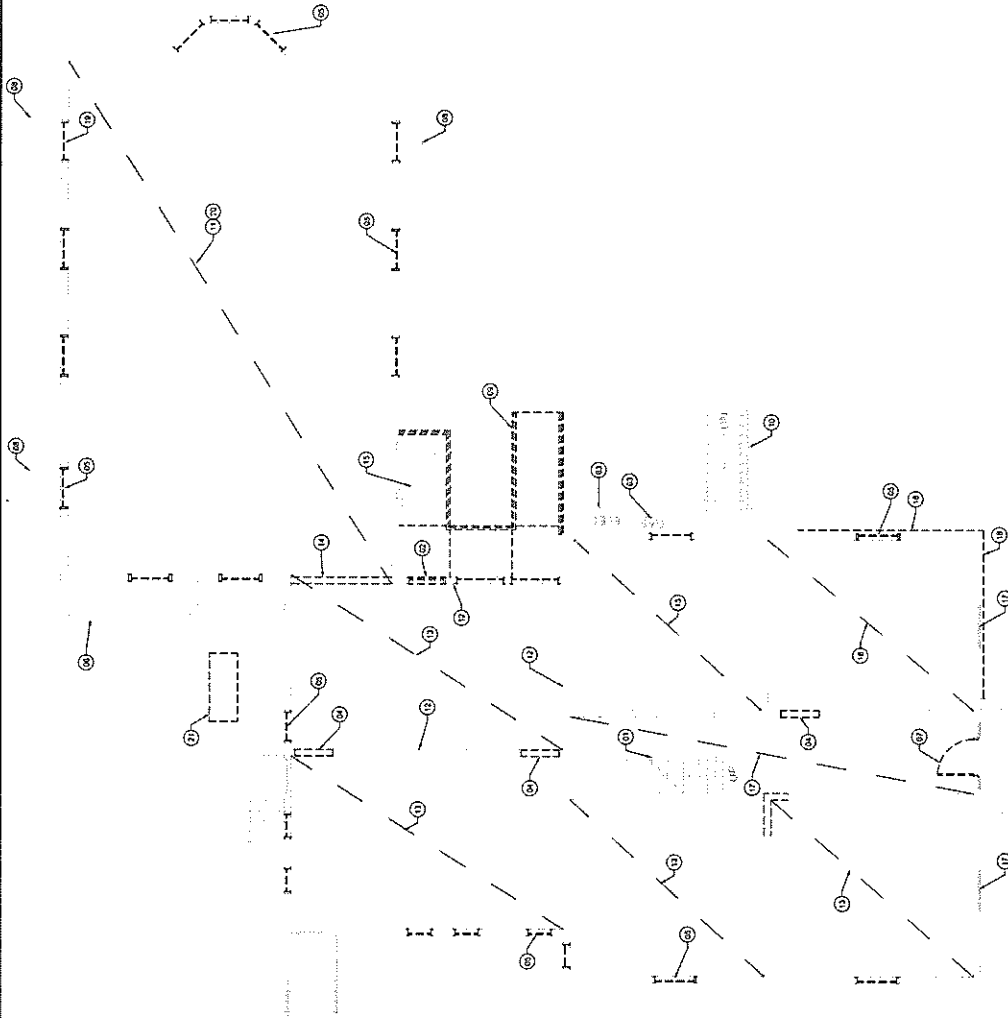
 <b>Gannett Fleming</b> BALTIMORE, MARYLAND		SCALE 3/16" = 1'-0" APPROVED	DATE APR 24/03	DRAWN BY JRS	CHECKED BY JRS	PROJECT NO. 15-00000000
JESUP BLAIR HOUSE RENOVATION ARCHITECTURAL DEMOLITION PLAN-BASEMENT		MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY		JESUP BLAIR HOUSE SILVER SPRING, MD		AD-101 2/11/18 DEMO ASSISTANT

# REFERENCED DEMOLITION NOTES

- (1) EXISTING STAIR AND RAMPING TO REMAIN
- (2) EXISTING DOOR TO BE REUPHOLDED
- (3) EXISTING UTILITIES AND JOINTING TO REMAIN
- (4) DEMOLISH PORTION OF PARTITION WALL TO CREATE DOOR OPENING
- (5) REMOVE WINDOW FRAME, GLAZING AND RELATED COMPONENTS IN THEIR ENTIRETY (TYP)
- (6) DEMOLISH EXISTING ARC/WALL SEE SHEET AD-101
- (7) REMOVE EXISTING DOOR, EXISTING FRAME AND SILL/LIGHTS TO REMAIN
- (8) EXISTING WINDOW WELL
- (9) DEMOLISH EXISTING RAMP AND BALANCE, EXISTING RETICING STAIR TO REMAIN
- (10) EXISTING ARC/WALL TO REMAIN
- (11) DEMOLISH CUR ON 4 WALLS, CEILING OVER TO REMAIN
- (12) EXISTING EXTERIOR CLADDING TO BE SALVAGED AND REUSED
- (13) REMOVE DETERIORATED WOOD SHIP FLOORING, PREP TO RECEIVE NEW FLOORING
- (14) DEMOLISH EXISTING WALL
- (15) EXISTING DOOR AND SILL/LIGHTS TO REMAIN
- (16) EXISTING WOOD SHIP FLOORING TO REMAIN
- (17) EXISTING WINDOW TO REMAIN
- (18) DEMOLISH EXISTING DETERIORATED TRIM BOARD
- (19) DEMOLISH BELOW WINDOW FOR NEW DOOR AND FRAME
- (20) PATCH ANY MISSING SHIP LOOR MATERIALS
- (21) DEMOLISH EXTERIOR MECHANICAL EQUIPMENT

## LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- DEMOLISH EXISTING ROOM (TYP) TO BE DEMOLISHED



1 GROUND FLOOR  
SCALE 3/16" = 1'-0"



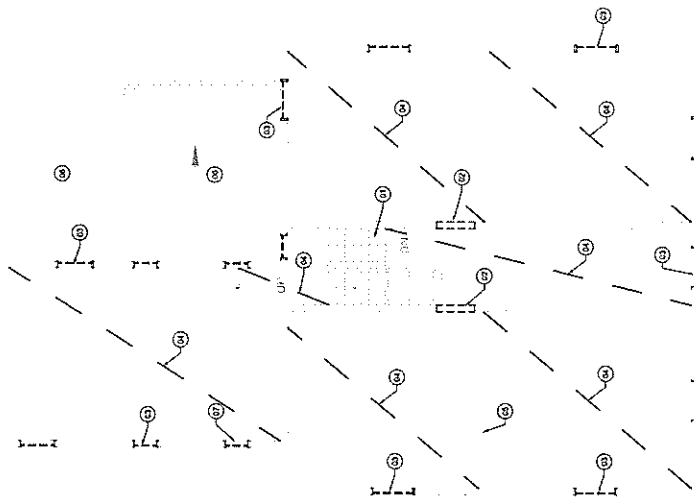
30% Submittal  
Not for Construction

<div><div><div><div><div><div></div><div><b>Gannett Fleming</b></div></div></div><div><div><div></div><div>BALTIMORE, MARYLAND</div></div></div></div></div></div>										<div>MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY</div> <div>JESUP BLAIR HOUSE SILVER SPRING, MD</div>				<div>JESUP BLAIR HOUSE RENOVATION ARCHITECTURAL</div> <div>DEMOLITION PLAN-GROUND</div>				<div>JOB NO. 6195572 DATE 2/1/18 DRAWN BY DEMOLITION</div>		<div>AD-102</div> <div>10</div>	
DESIGNED JRS		CHECKED JRS		DATE CLR		SCALE 3/16"=1'-0"		APPROVED JRS		X											
NO.		REVISION		DATE		BY		NO.		REVISION											

- 17 EXTENDING STAIRS AND RAILING TO REAR PORCH
- 18 REINFORCE PORTION OF PARTITION WALL TO CREATE DOOR OPENING
- 19 REMOVE WINDOW FRAME, GLAZING, AND RELATED COMPONENTS BY THEIR DIRECTION (IF PREPARED FOR NEW WINDOW)
- 20 REMOVE AND DISPOSE EXISTING WOOD STRIP FLOORING (OR REUSE IF WANTED FOR REFINISHING)
- 21 REINFORCE EXISTING WALL
- 22 EXTENDING ROOF TO REAR PORCH
- 23 REINFORCE REAR PORCH FLOOR AND SECTION OF EXISTING WALL AND LAUNCH LARGER WINDOW TO REAR PORCH (SEE SECTION 10.1)



EXISTING CONSTRUCTION TO REMAIN	---
EXISTING CONSTRUCTION TO BE DEMOLISHED	---
DENOTES ENTIRE ROOM FLOOR TO CEILING TREATMENT	---



1 SECOND FLOOR  
SCALE 3/16" = 1'-0"

30% Submittal  
Not for Construction

[illegible]

# REFERENCED NEW WORK NOTES

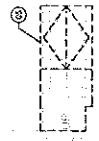
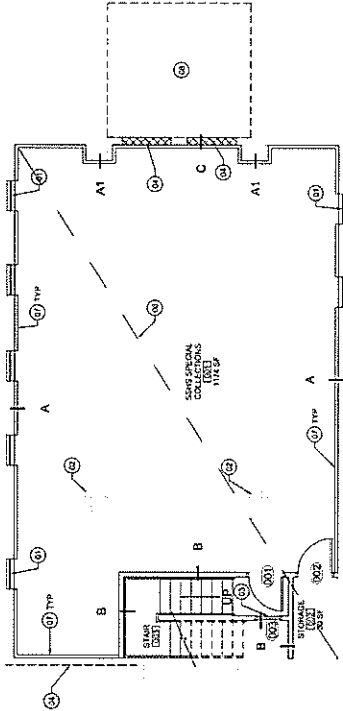
- NEW SCHEDULED WOODWORK (TYP) SEE SHEET A-101 FOR DETAILS
- EXISTING COLUMN AND BECK SHOWN TO REMAIN PAINT BRICK
- 7x7 ACCESS PANEL
- WATERPROOF WITH MASSENAH WATERPROOFING 2" BEYOND NEW GYM GYM COVER WITH PROTECTIVE BOARD AND BRICK FILL
- PRE-FABRICATED METAL ALUMINUM COVER ABOVE
- WALLS AND CEILING SHALL BE REFINISHED WITH GYM FLOORING. SEE ROOM FINISH SCHEDULE FOR DETAILS, SHEET A-101
- INSTALL VAPOR BARRIER OVERSIDE OF EXISTING CONCRETE WALLS ALL AROUND
- BACKFILL FORMER AREAWAY WITH DRAINABLE FILL, STABILIZE, MUCK AND SCOPE TO GRADE

## GENERAL NOTES

- WALLS AND CEILING SHALL BE REFINISHED WITH GYM FLOORING. SEE ROOM FINISH SCHEDULE FOR DETAILS, SHEET A-101
- PROVIDE DETAILS FOR ALL OPENINGS IN MASONRY WALLS AND FLOORS OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING DEPARTMENT. PROVIDE STEEL LATHES AND FILL AS FOLLOWS:  
4" TO 8" OF CONCRETE, 1/2" OF LATH, 1/2" OF MASONRY  
4" TO 8" OF CONCRETE, 1/2" OF LATH, 1/2" OF MASONRY
- BLIND ANGLE SHALL BE APPLIED TO ALL NEW WALLS AND PARTIALS. VAPOR BARRIER SHALL MATCH EXISTING BASE.
- IN ROOMS WHERE WALLS ARE REMOVED AND FLOORING IS EXISTING TO REMAIN, REPAIR FLOORING TO MATCH EXISTING.

## LEGEND

- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- GYM FILL
- EXISTING CONCRETE FLOOR TO EXISTING FLOORING
- EXISTING CONCRETE FLOOR TO EXISTING FLOORING



30% Submittal  
Not for Construction

<p><b>Gannett Fleming</b> BALTIMORE, MARYLAND</p>	<p>MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY</p>		<p>JESUP BLAIR HOUSE SILVER SPRING, MD</p>		<p>JESUP BLAIR HOUSE RENOVATION ARCHITECTURAL BASEMENT NEW WORK PLAN</p>		<p>DATE: 6/25/2018</p>	<p>PROJECT: A-101</p>
	<p>SCALE: 3/16\"/&gt; </p>	<p>DATE: 6/25/2018</p>	<p>DATE: 6/25/2018</p>	<p>DATE: 6/25/2018</p>	<p>DATE: 6/25/2018</p>	<p>DATE: 6/25/2018</p>	<p>DATE: 6/25/2018</p>	<p>DATE: 6/25/2018</p>

- ⑦ SCHEDULED WINDOW (TYP.) SEE SHEET LAST FOR DETAILS.
- ⑧ NEW CONCRETE ADA RAMP.
- ⑨ PREFABRICATED METAL ANEAKAW COVER.
- ⑩ EGRESS STAIR. CONSTRUCT WITH PRESSURE TREATED LUMBER.
- ⑪ INITIAL NEW STAIR W/OUTLUMINOL FLOORING AND UNDERLAYMENT.
- ⑫ NEW PREFRAME MANTLE W/ SHIMS.
- ⑬ REUSE THE USE OF EXISTING DOOR. PAINT TO MATCH NEW.
- ⑭ 3% OWN ON EXISTING STUDS. PAINT.
- ⑮ INITIAL NEW CARPET AND UNDERLAYMENT.
- ⑯ EXISTING WOOD STRIP FLOORING TO REMAIN. REPAIR FLOORING WITH SALVAGED WOOD STRIP FLOORING.
- ⑰ EXISTING STAIR AND RAILINGS TO BE REFINISHED.
- ⑱ REPAIR EXISTING CASSETTE WINDOWS.
- ⑲ METAL PIPE RAILS.
- ⑳ INSTALL EXISTING WINDOW OPENING WITH COVER.
- ㉑ APPLY FILM TO EXISTING WINDOW.

EXISTING PARTITION TO REMAIN

NEW PARTITION

DENOTES ENTIRE ROOM FLOOR TO CEILING TREATMENT



1 GROUND FLOOR  
SCALE: 3/16" = 1'-0"

3/16 = 1.00  
30% Submittal  
Not for Construction

JOB NO. 61956T2	SHEET NO.
DATE 2/1/18	A-102
CAD FILE	
GROUND EP	

JESUP BLAIR HOUSE RENOVATION  
ARCHITECTURAL  
NEW WORK PLAN-GROUND FLOOR

**JESUP BLAIR HOUSE**  
**SILVER SPRING, MD**

 **Gannett Fleming**  
BALTIMORE, MARYLAND

DATE	SCALE
CLR	3/16"=1'-0"
APPROVED	APPROVED
JRS	X

	NO.	DESCRIPTION	REVISIONS	
			DATE	BY
DESIGNED				
JRS				
CHECKED				
JRS				

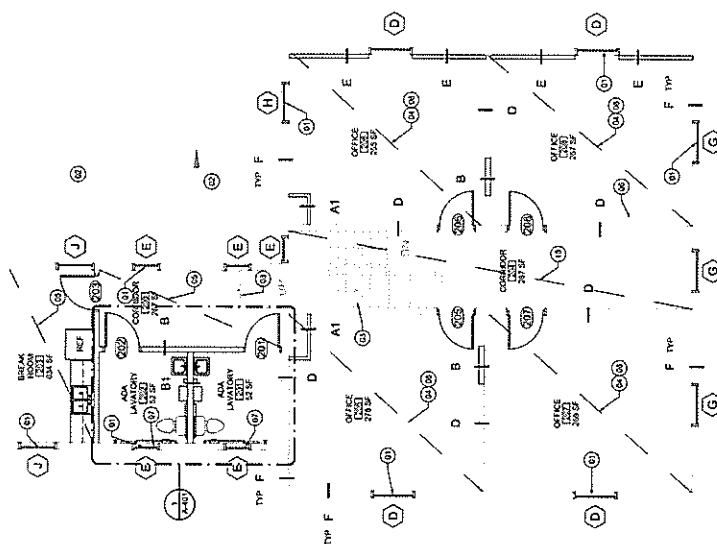
DATE OF RECEIPT \_\_\_\_\_  
 RECEIVED BY \_\_\_\_\_  
 SIGNATURE OF \_\_\_\_\_

- 61 SCHEDULE WINDOW (TYP). SEE SHEET A-01 FOR DETAILS.
- 62 EXISTING ROOF TO REMAIN.
- 63 EXISTING STAIRS AND RAILINGS TO BE REFINISHED.
- 64 INSTALL NEW CARPET AND UNDERLAYMENT.
- 65 INSTALL NEW SHEET VINYL/BAKELITE FLOORING AND UNDERLAYMENT.
- 66 "X" COAT ON EXISTING STUDS. PAINT.
- 67 APPLY FILM TO EXISTING WINDOW.

**EXISTING PARTITION TO REMAIN**

**NEW PARTITION**

**DENOTES ENTIRE ROOM FLOOR TO CEILING TREATMENT**

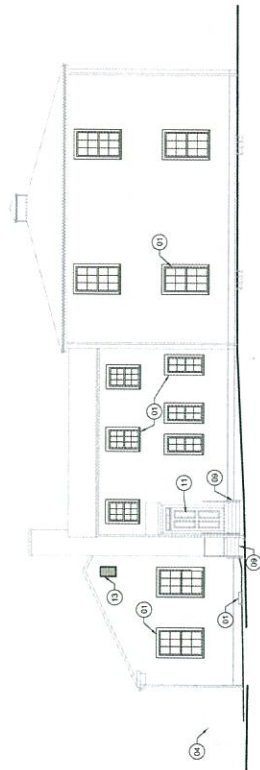


1 SECOND FLOOR

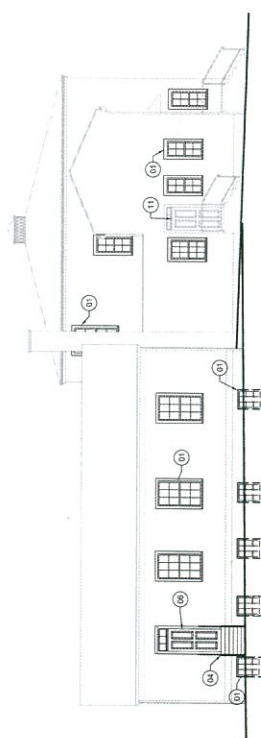
30% Submittal  
Not for Construction

[illegible]

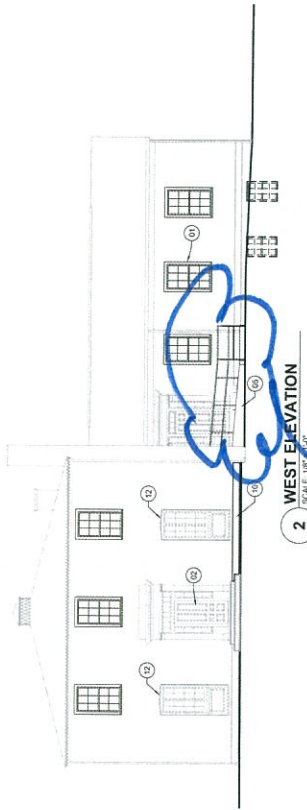




1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

SEE  
SCHEMATIC  
RAINF PLIN

#### REFERENCED NEW WORK NOTES

- (1) SCHEDULED WINDOW (TYP): REPLACE IN KIND. SEE SHEET A-201 FOR DETAILS.
- (2) EXISTING DOOR TO REMAIN. REPAIR AND SEAL AROUND GLAZING. PAINT TO MATCH EXISTING.
- (3) PREFABRICATED METAL AIRWAY COVER.
- (4) PRESERVE TREATED WOOD PLATFORM, STAIRS AND HANDRAILS.
- (5) NEW ADA RAMP AND WALKING.
- (6) SCHEDULED DOOR AND FRAME. SEE SHEET A-201. INFILL WALL IF NEEDED.
- (7) RESTORE USE OF EXISTING DOOR. PAINT TO MATCH NEW.
- (8) GUTTER WALL INFILL. WATERPROOF WITH MEMBRANE WATERPROOFING 2" MINIMUM. INFILL COVER WITH PROTECTIVE BOARD AND BACKFILL SLOPE TO DRAIN.
- (9) EXISTING STAIRS AND HANDRAILS TO REMAIN.
- (10) EXISTING STAIR TRIM AT BASE. REPLACE WITH MAHOGANY AND PAINT TO MATCH.
- (11) EXISTING DOOR TO REMAIN. SEAL AROUND ALL JOINTS AND GAPS. REMOVE LATCHING DEVICES. FILL HOLES AND REPAIR.
- (12) EXISTING CAULKMENT WINDOWS TO REMAIN. REPAIR AND REPAINT.
- (13) NEW HIGH VENT COVER. SEE MECHANICAL PLANS FOR DETAILS.

THIS DOCUMENT IS THE PROPERTY OF GANNETT FLEMING AND SHOULD BE KEPT IN THE OFFICE OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GANNETT FLEMING. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF THE USE OF THIS DOCUMENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES PAID TO THE ARCHITECT FOR THE PREPARED DOCUMENTS. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO ANY OTHER MATTER, INCLUDING BUT NOT LIMITED TO, THE DESIGN OF THE PROJECT, THE CONSTRUCTION OF THE PROJECT, OR THE PERFORMANCE OF THE PROJECT.

REVISIONS		DATE		BY	
NO.	DESCRIPTION	DATE	BY	NO.	DESCRIPTION

DESIGNED	SCALE	AS SHOWN	APPROVED
JRS	CLR	JRS	X
CHECKED			
JRS			



BALTIMORE, MARYLAND

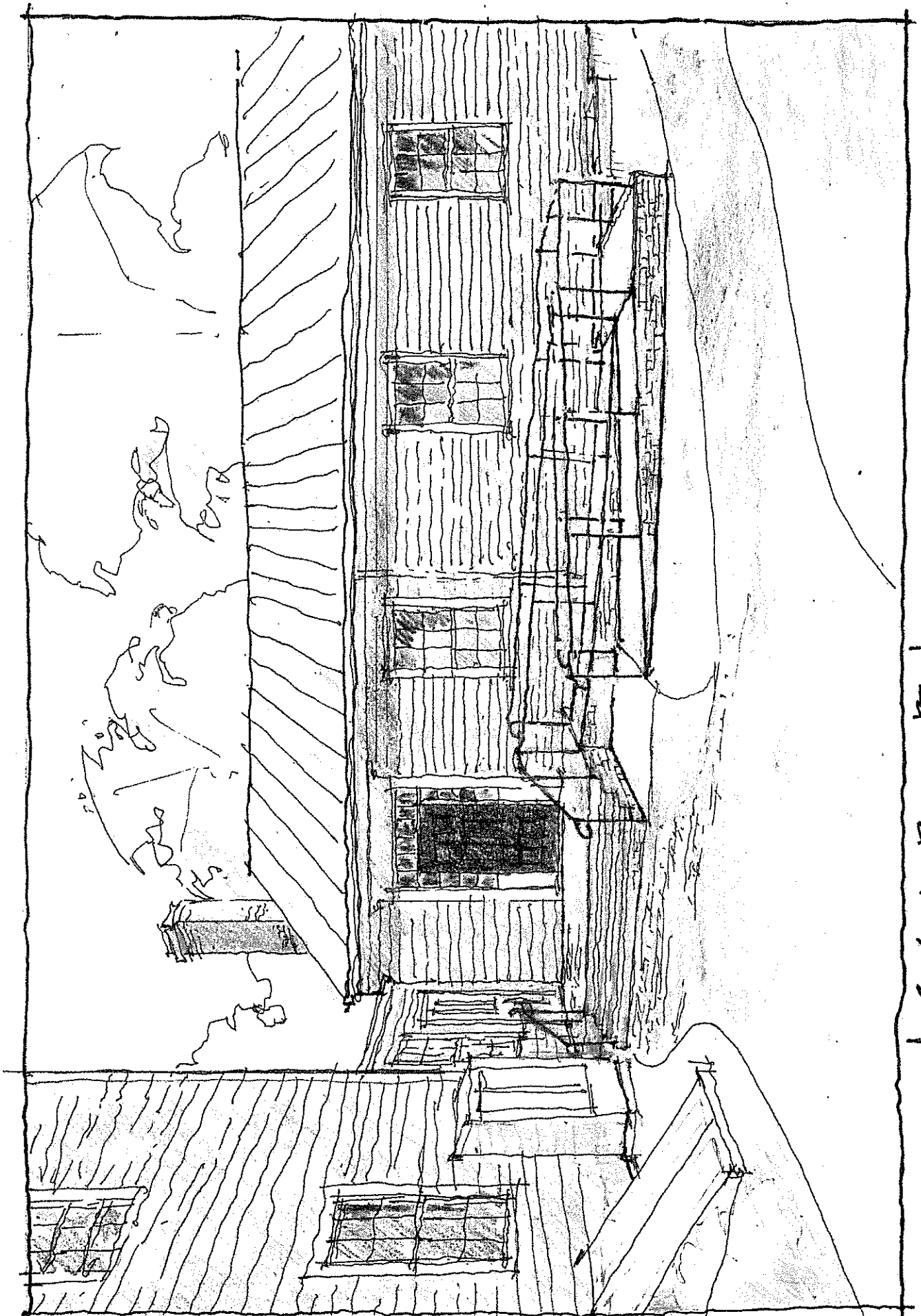
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY  
JESUP BLAIR HOUSE  
SILVER SPRING, MD

JESUP BLAIR HOUSE RENOVATION  
ARCHITECTURAL  
ELEVATIONS

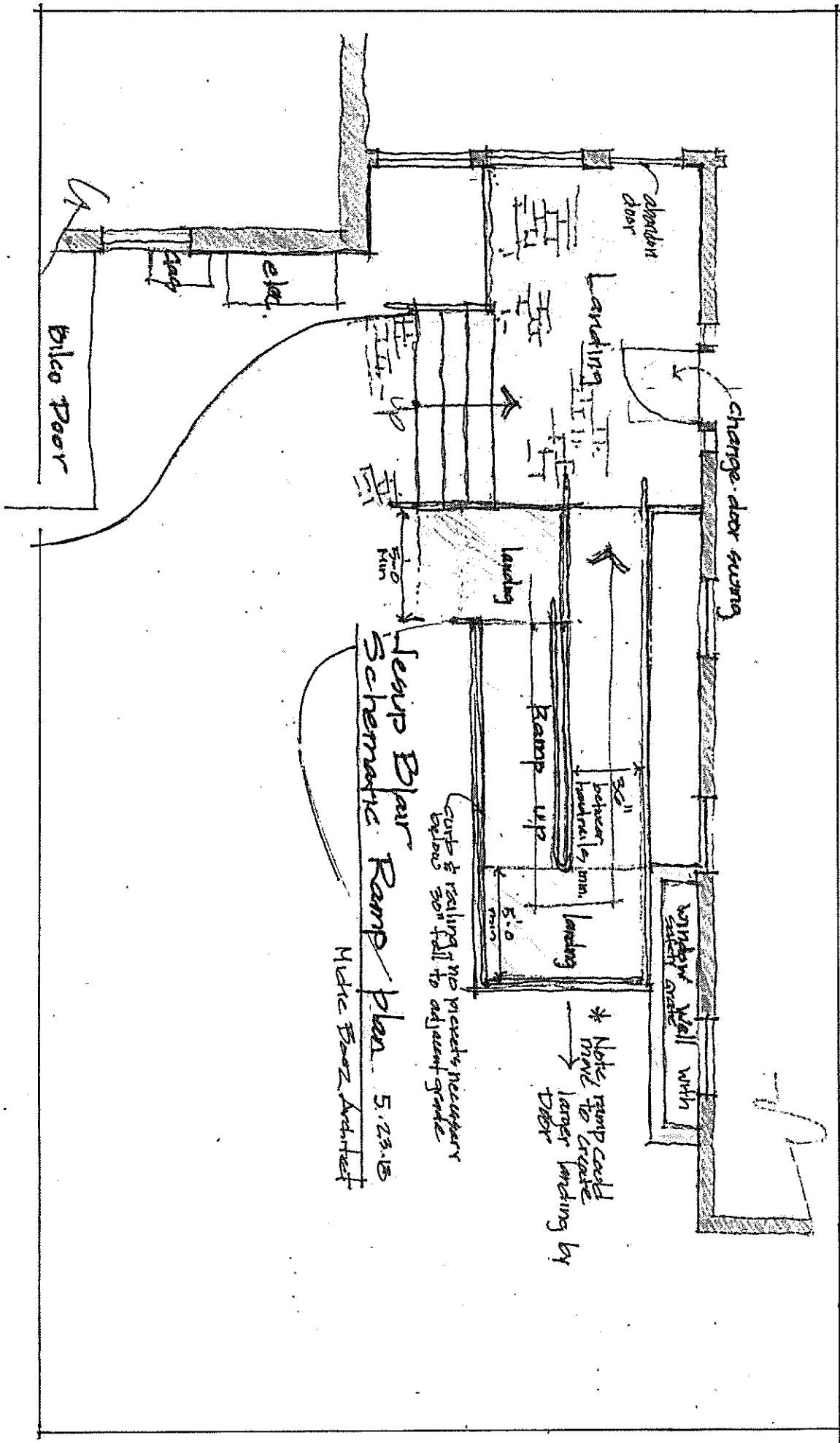
SHEET NO.  
61956172  
DATE  
2/1/18  
ELEV  
A-201

30% Submittal  
Not for Construction

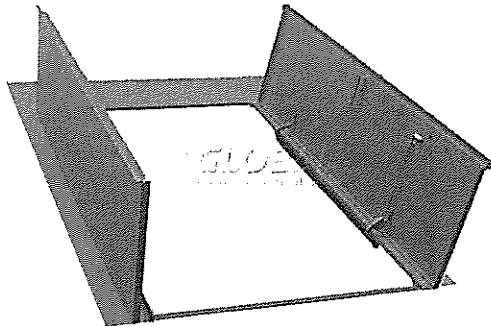




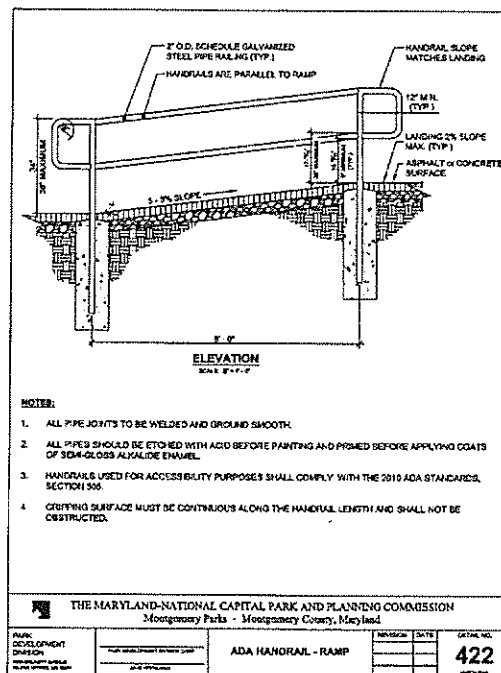
J. C. S. U. P. & R. A. M. P. SKETCH. B. 23. 12.  
 Fair



#### 4. MATERIAL SPECIFICATIONS:



Typical Areaway Cover



Illustrative ADA Handrail – Ramp

**5. PHOTOGRAPHS:**



**Photograph 1**  
**Members of the Blair Family in Front of the "Moorings," 19<sup>th</sup> Century**

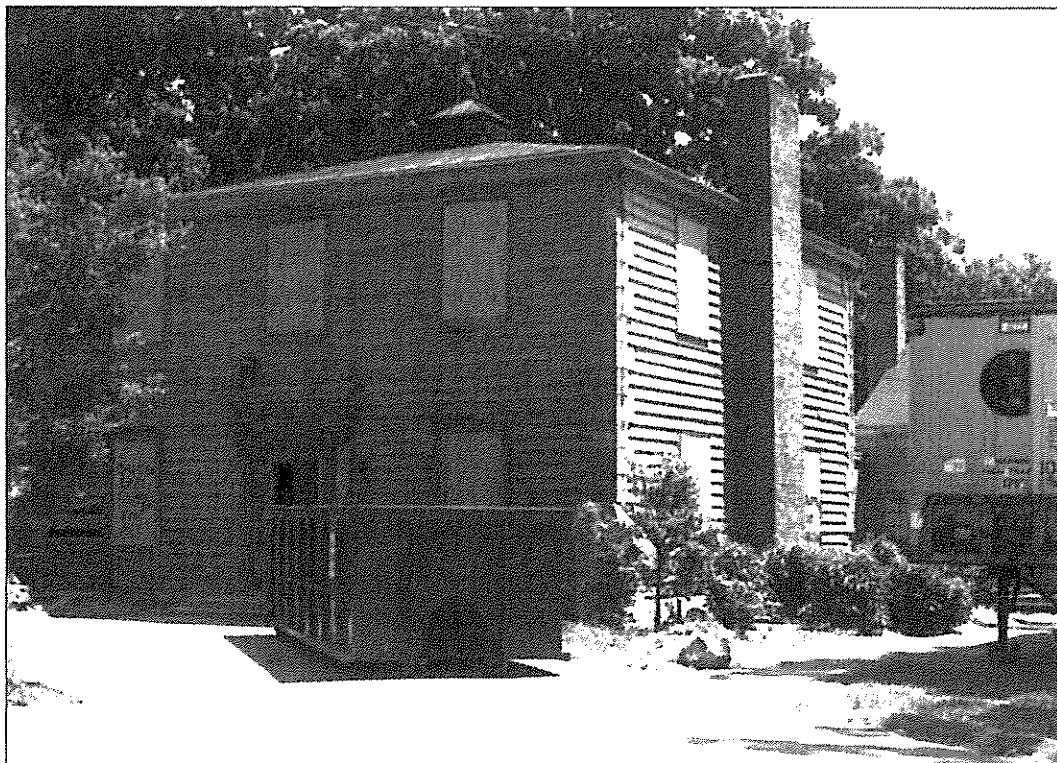


Photograph 2  
House as it Appeared in 1934 When Donated to the State of Maryland





**Photograph 3**  
**House as it Appeared CA. 1935 After Colonial Revival Design by Architect Howard Cutler**



Photographs 4 (top) and 5 (bottom)  
1991 Conversion to Transitional Housing



**Photograph 6**  
**Exterior – Post 1991 Conversion**



**Photograph 7**  
**Open Areaway to South Side of Main House**

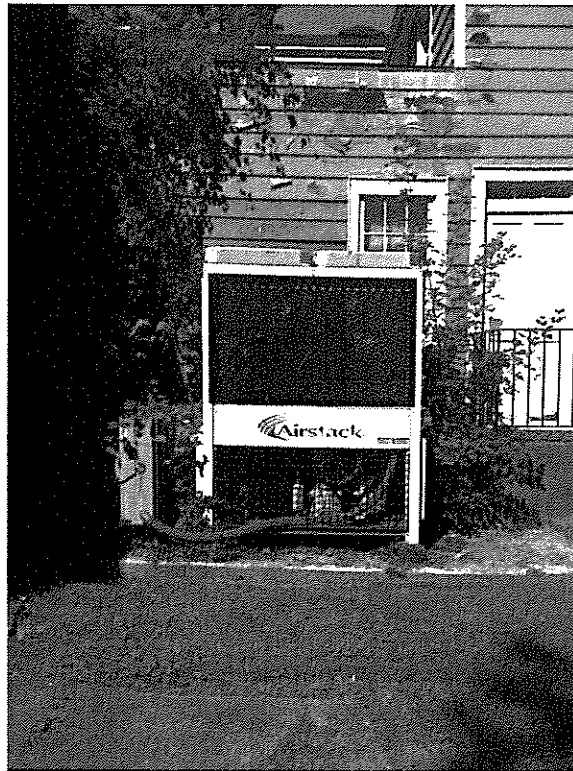


**Photograph 8**  
**Open Exterior Stair to Library Wing Basement**





**Photograph 9**  
**Porch, Stairway & Ramp at Library Connector & Library Wing Entrance**



**Photograph 10**  
**Existing Chiller**

## **6. TREE SURVEY**

To be provided with HAWP.

## **7. ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS:**

Board of Community College  
Trustees for Montgomery County  
900 Hungerford Drive, #315  
Rockville, MD 20850

WMATA  
600 5<sup>th</sup> St, NW  
Washington, DC 20001



# Window Type: “Tape Pulley” Windows

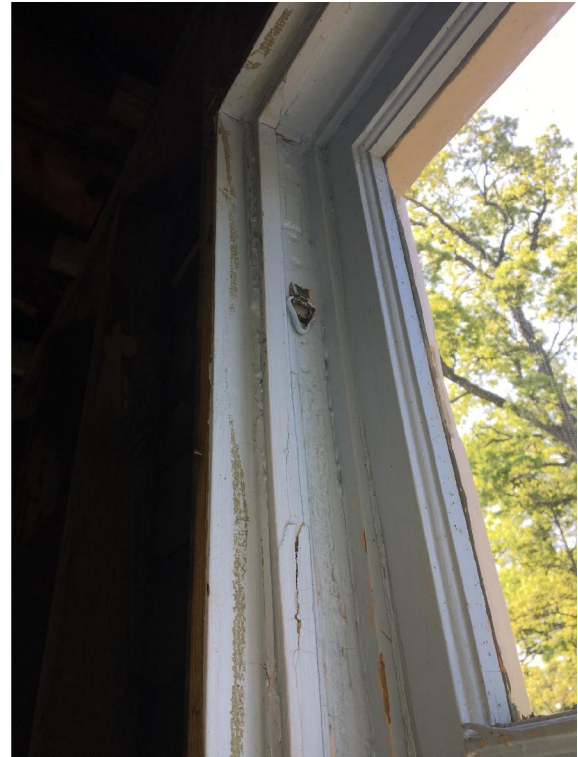
- Identified with a black circle (①). Multi-light wooden, (possibly) single-hung sash windows. The bottom sash is weighted by metal tape that spools into a circular, disc-like cassette, similar to a tape measure. These cassettes are inserted into the studs that frame each window opening. Though consultation with architectural historians at Mount Vernon, it was determined that these are ‘strap pulleys’ that were in wide use beginning at the turn of the 20<sup>th</sup> century. These strap pulleys were employed when the window frame was constructed without enough room for pocket weights, as is the case in the Jesup Blair House. The earliest patent known to Mount Vernon staff is c1880s, which post-dates Jesup Blair House’s date of construction. The popularity of this system through the twentieth century, particularly in situations that did not allow for pocket weights, gives credence to the theory that these windows date to a later development phase, including possibly the significant campaign in the 1930s.



## Window Type: “Tape Pulley” Windows

- 18 windows
- Located in the main historic mass and second floor of rear ell.

















# Window Type: Double-Hung Sash Windows

- Identified with 'less-than, greater-than' symbols (<22>). Multi-light wooden, double-hung sash windows, with traditional sash weights suspended by rope cords.



# Window Type: Double-Hung Sash Windows

- One 6/6 and six 4/4 windows
- Located in the rear (east) elevation of the main mass and the rear (east) and left (north) elevation of the rear ell.







# Window Type: Paired Eight-light Casement Windows

- Identified with brackets ([4]). Paired eight-light wooden casement windows, with what appears to be 20<sup>th</sup> century hinges and hardware.



# Window Type: Paired Eight-light Casement Windows

- Two paired eight-light casements
- First floor of the front (west) elevation.









## Window Type: c1942 6/6 Sash Windows

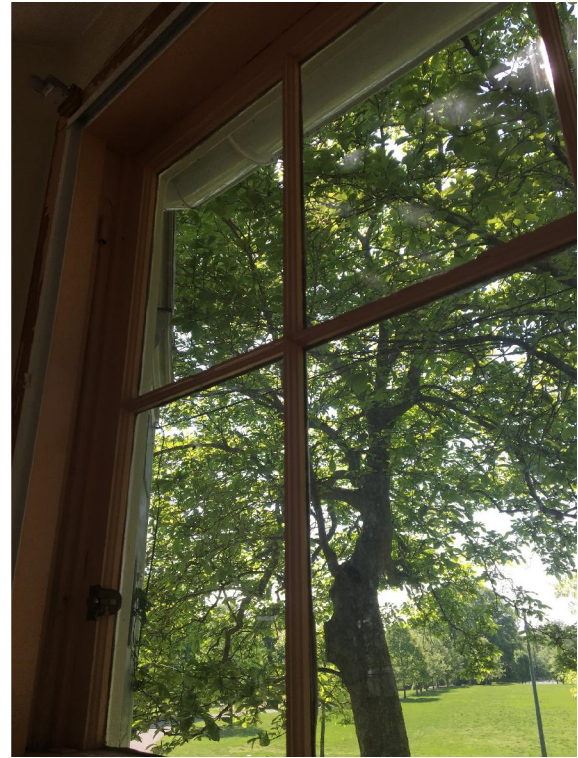
- Identified with a white circle (⑥). Six-over-six, (likely) single-hung wooden sash windows with traditional sash weights suspended by rope cords. These windows are located exclusively in the Library addition, which was constructed in 1942.



## Window Type: c1942 6/6 Sash Windows

- Thirteen 6/6 windows
- Located in the library addition, constructed in 1942, and rear (east) elevation of the 'library connector'.





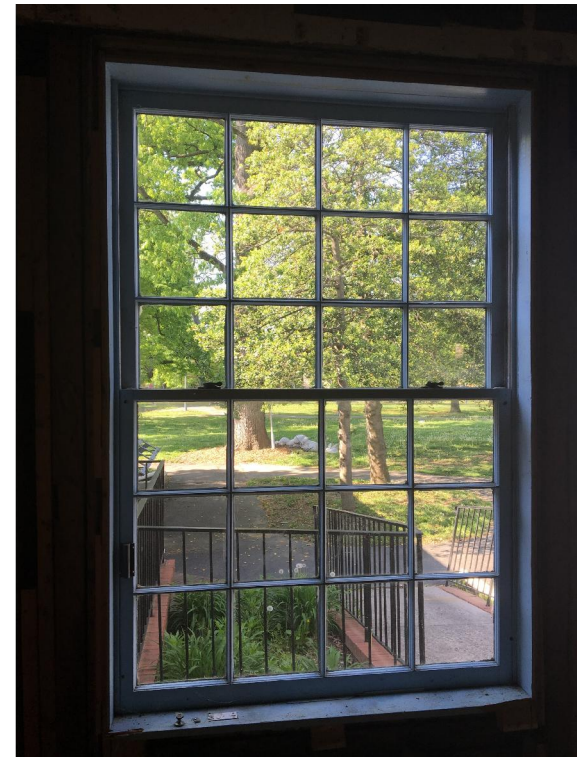






# Window Type: 12/12 Metal Track Sash Windows

- Identified with simple digits (16). Twelve-over-twelve, wooden sash windows, employing aluminum tracks and flashing (and possibly springs), rather than sash weights. These windows are non-historic, obviously dating to a later building phase.



## Window Type: 12/12 Metal Track Sash Windows

- Two 12/12 sash windows
- First floor of the right (south) elevation of the 'library connector'.

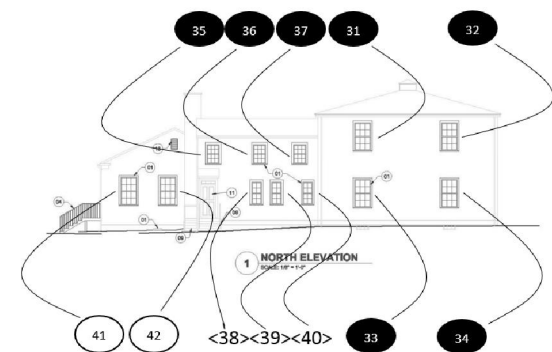
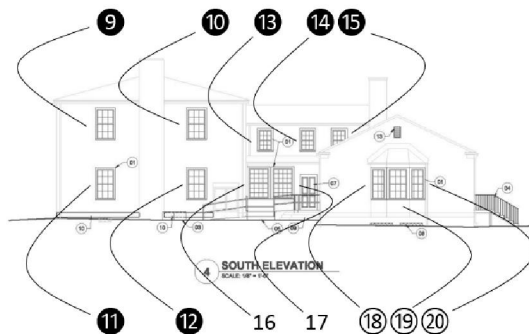
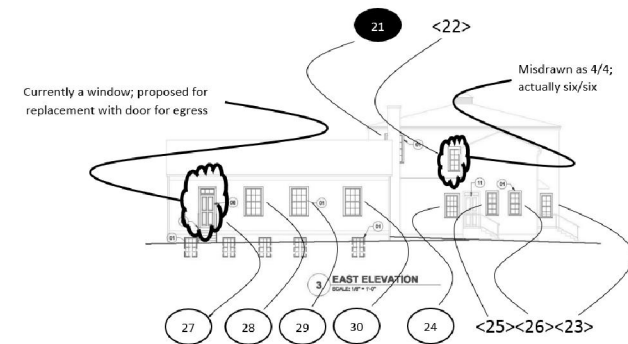
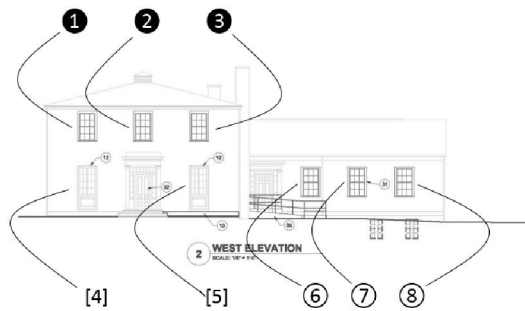


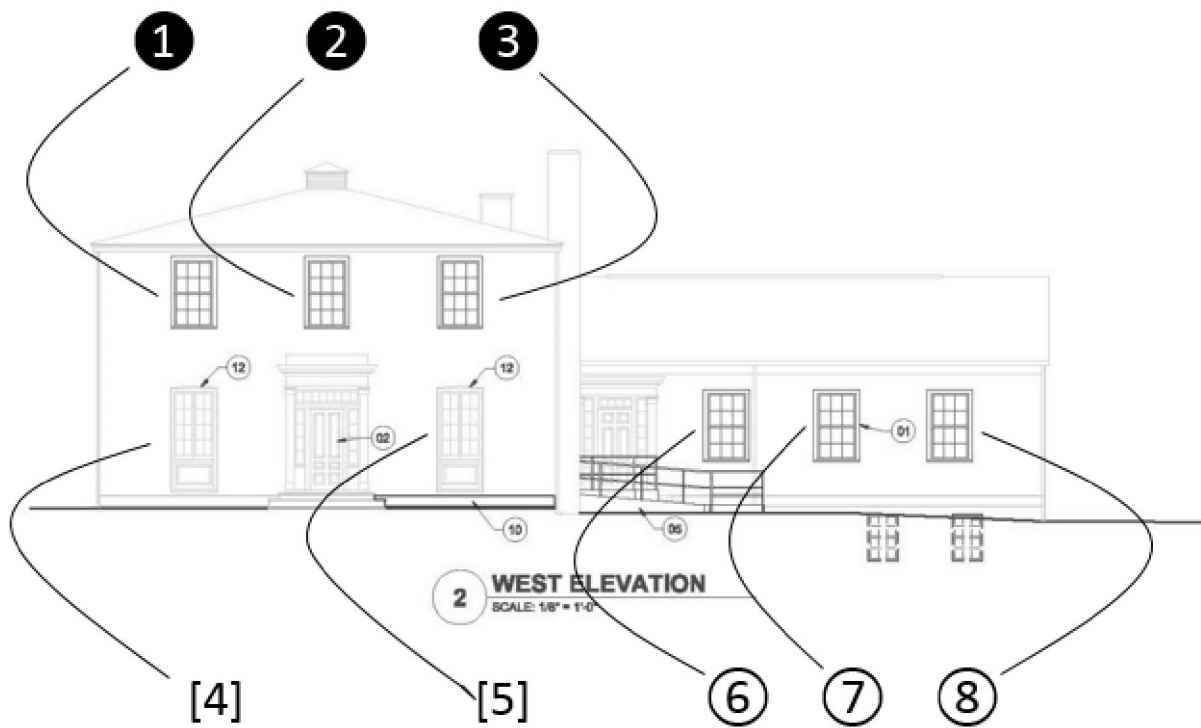






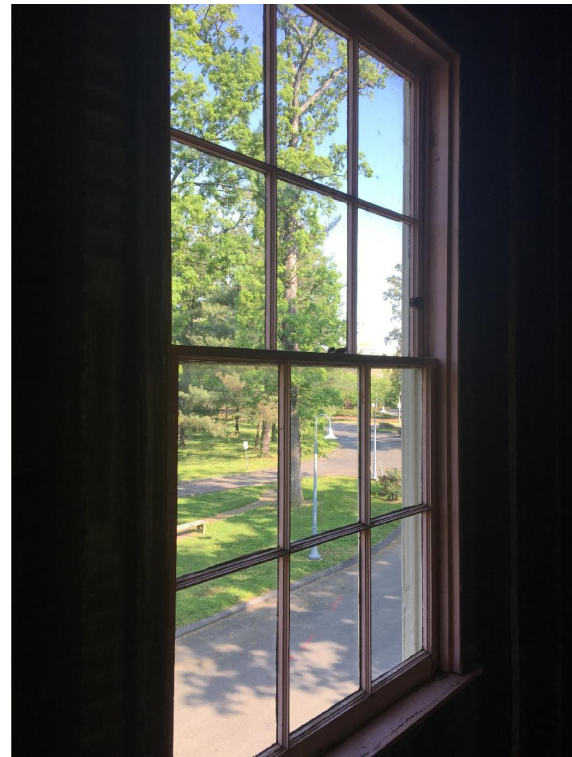
# Window Location, Type & Condition







1



1

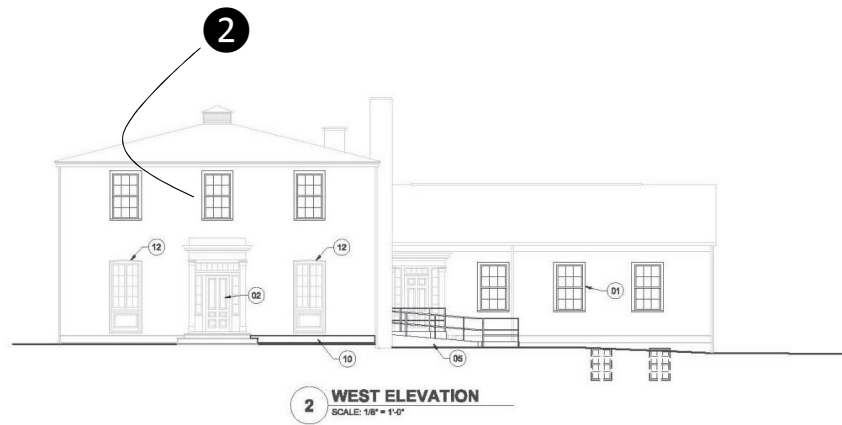




1







2



2





3



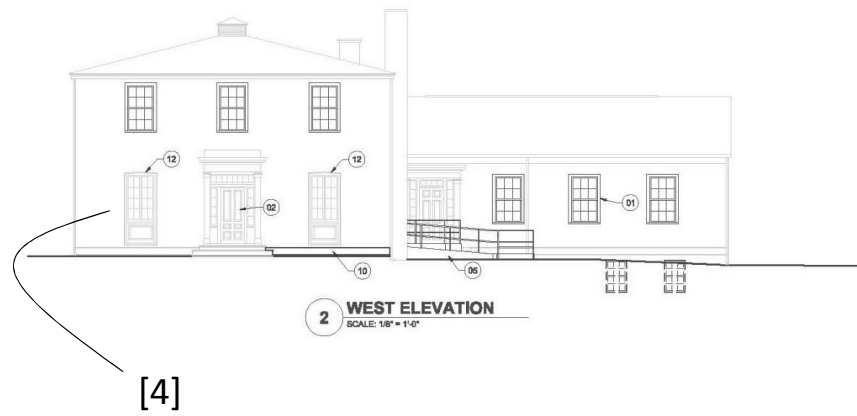
3





3





[4]



[4]



[4]





[4]



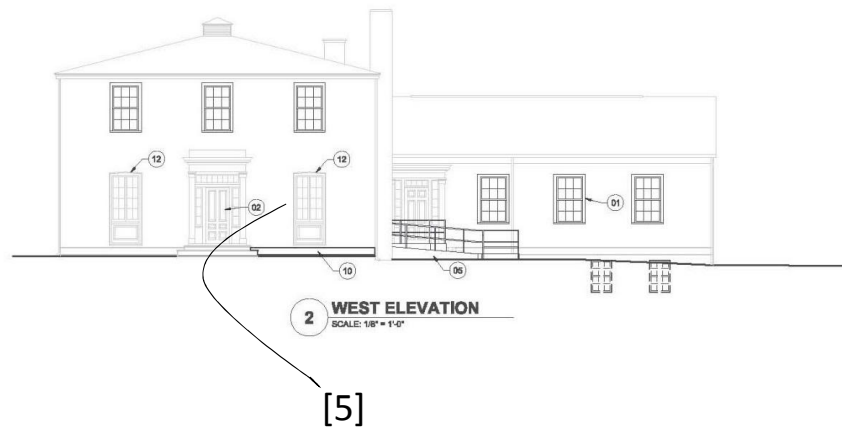


[4]



[4]





[5]



[5]



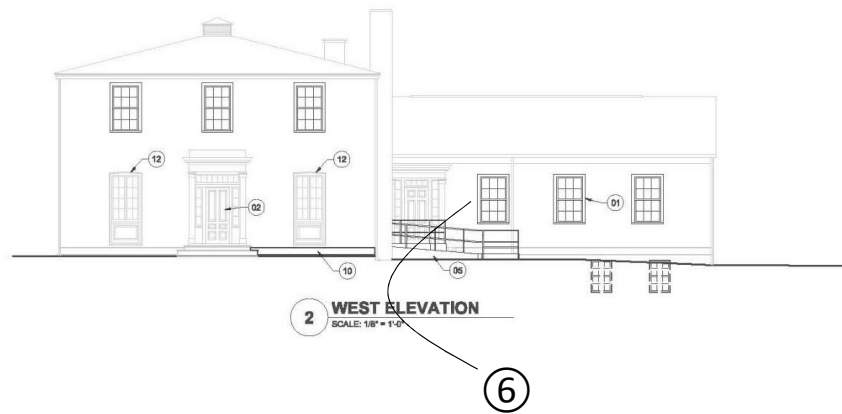
[5]





[5]





⑥

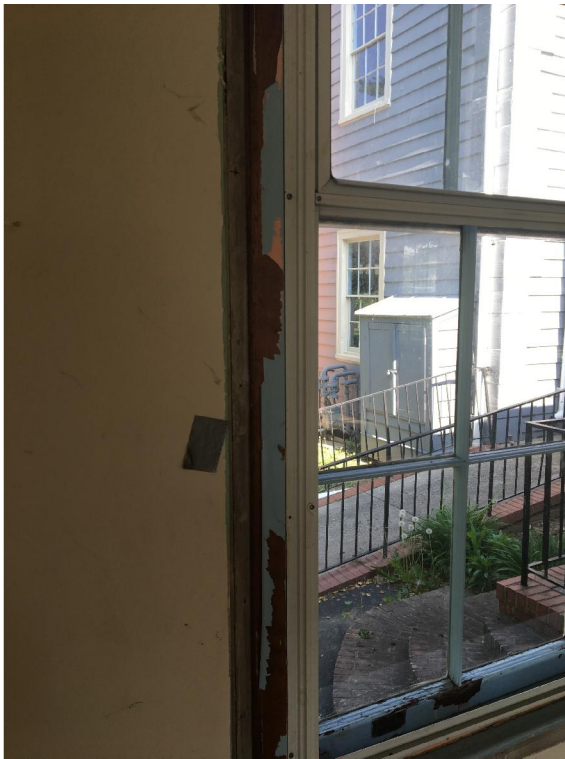


⑥





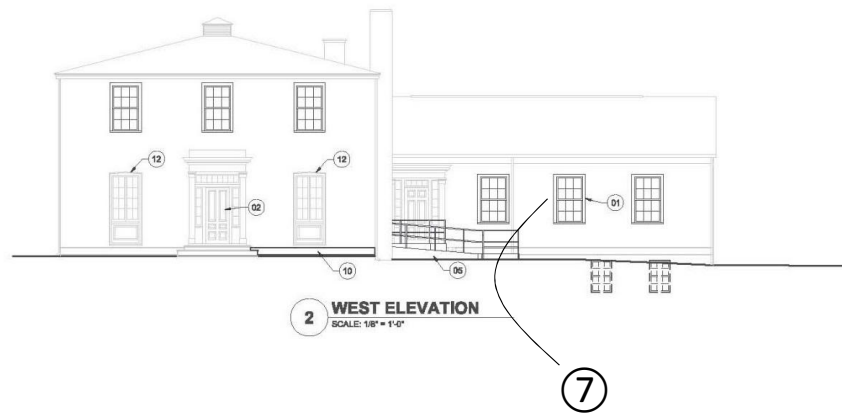
⑥



⑥







7



7

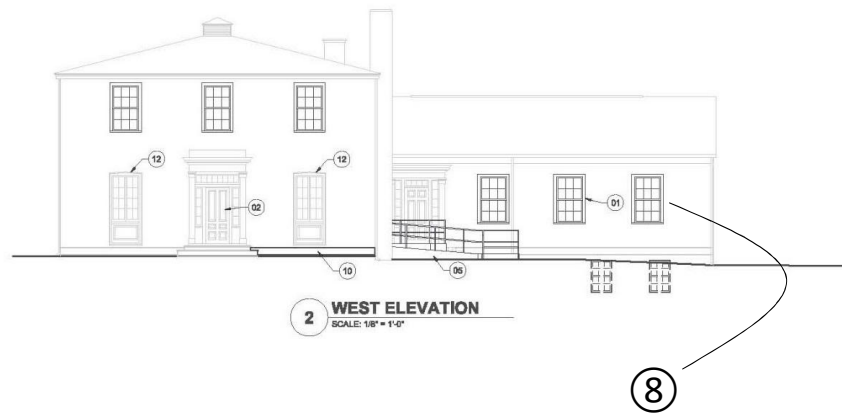


7



7







8

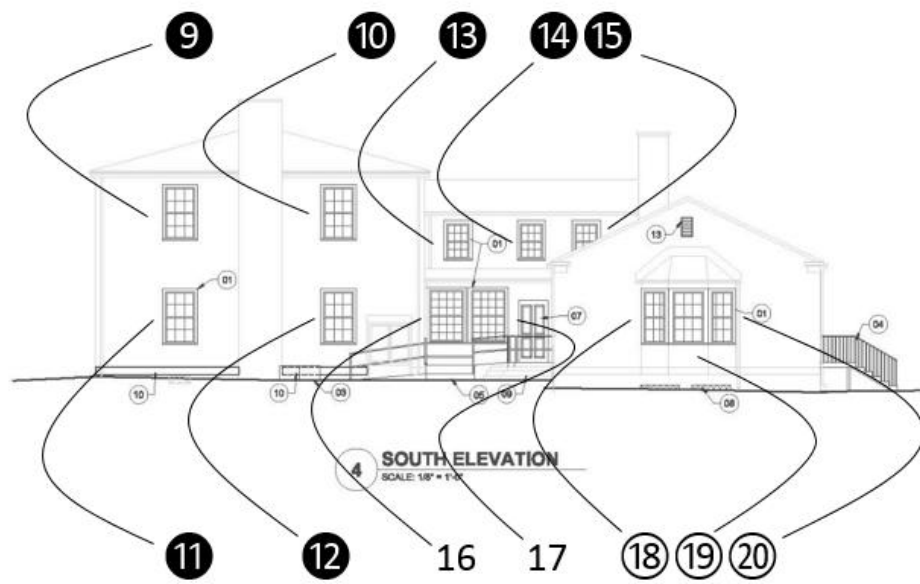


8

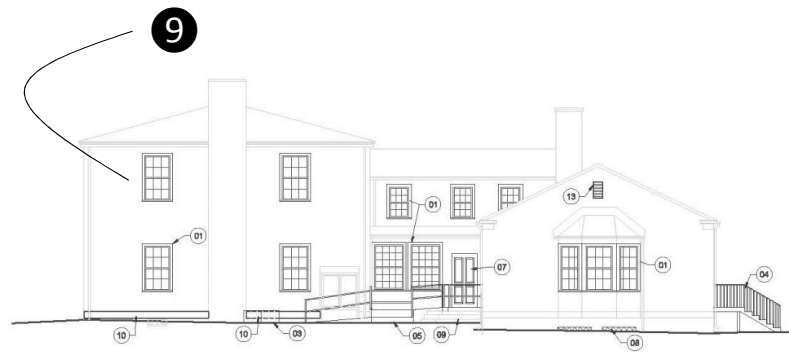


8









**4 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

9





9

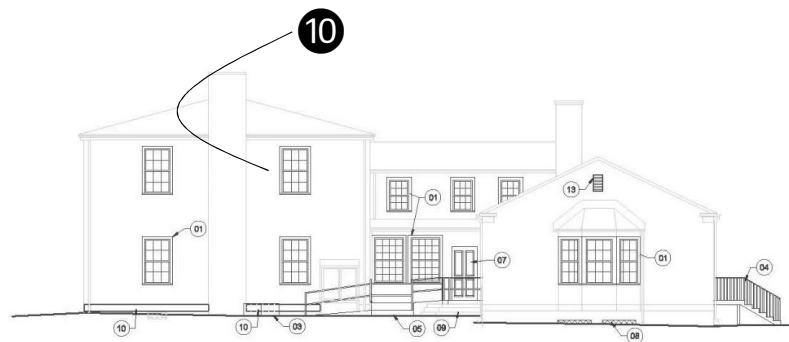


9



9





**4 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

10





10



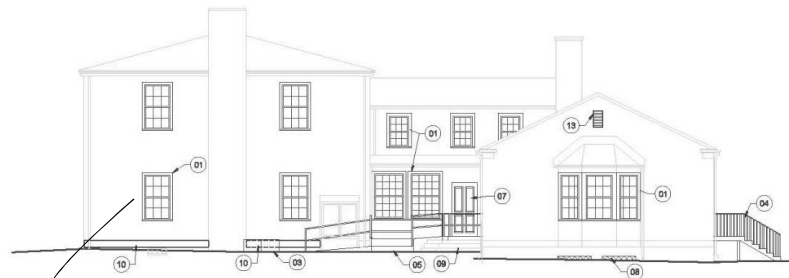


10



10





4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

11

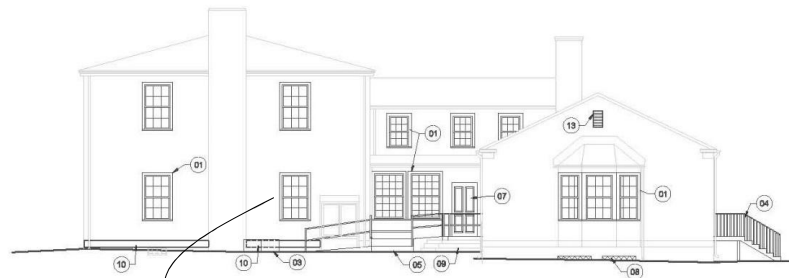
11



11







4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

12

12



12



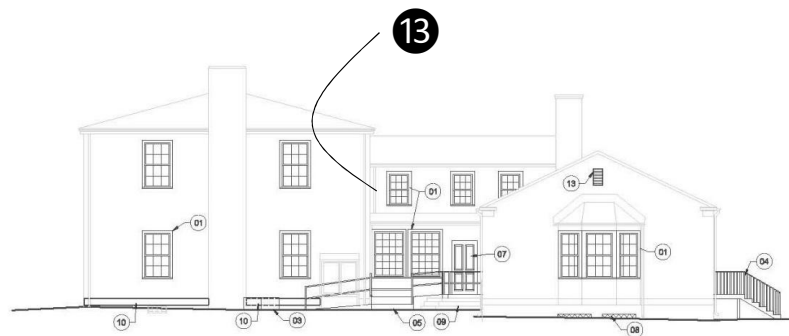
12



12







**4 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

13



13



13



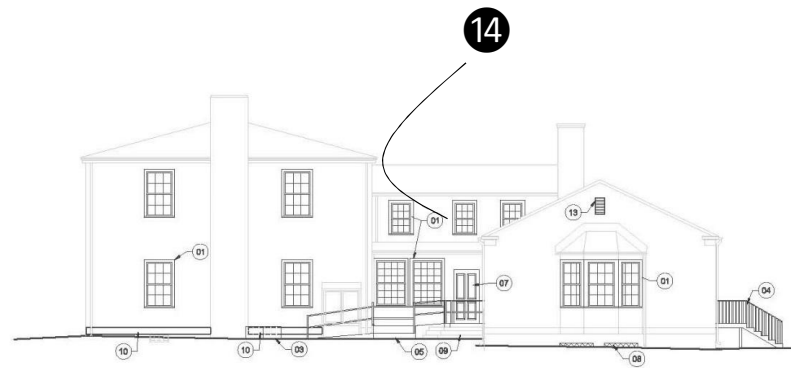
13





13





**4 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

14



14



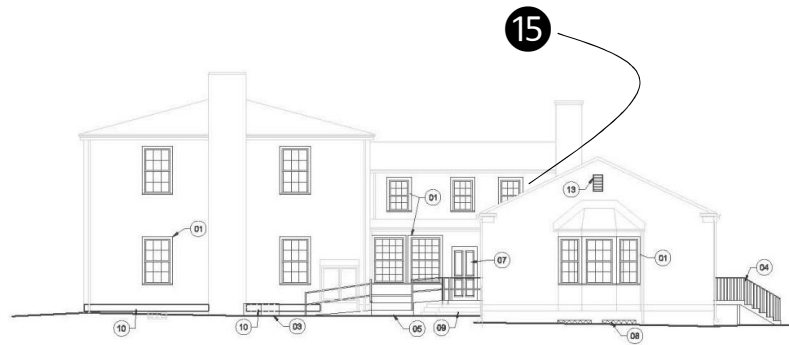
14





14





**4 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

15



15



15

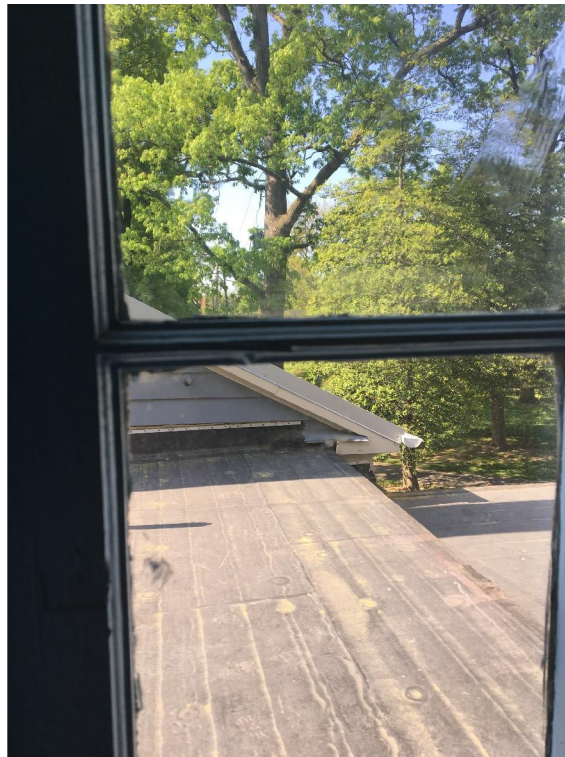


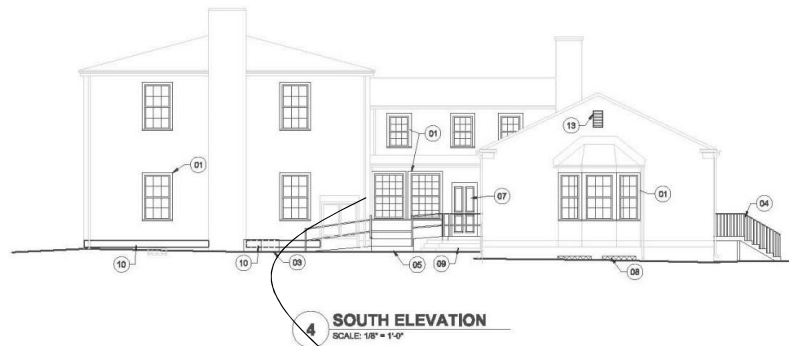


15



15





16

16



16



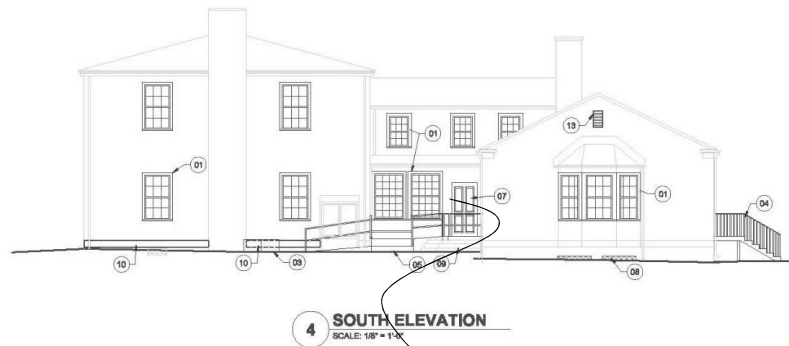


16



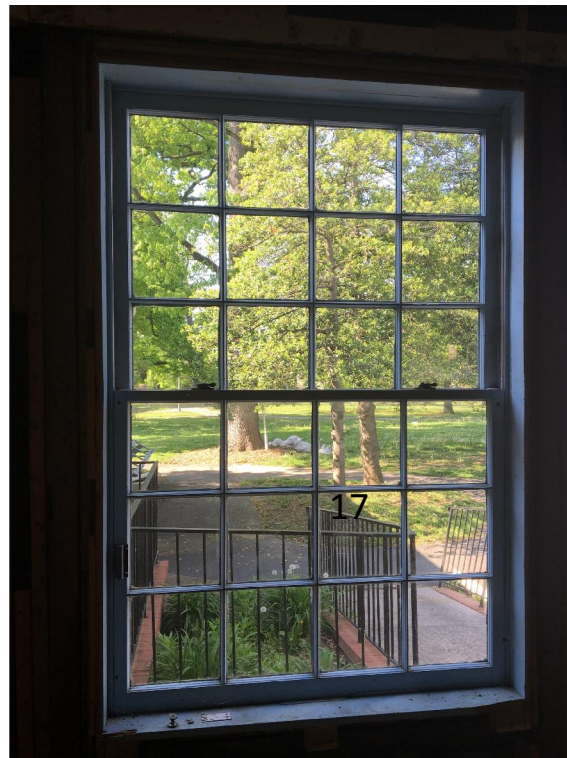
16





17

17



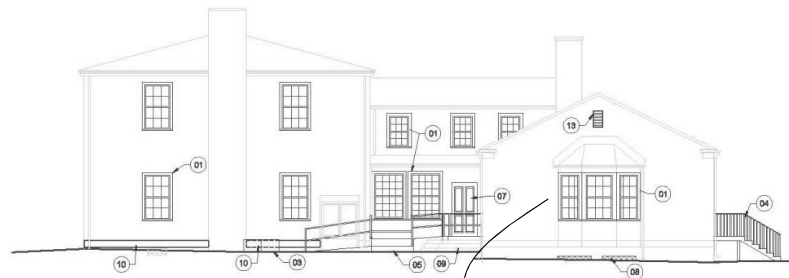
17





17





4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

18

18



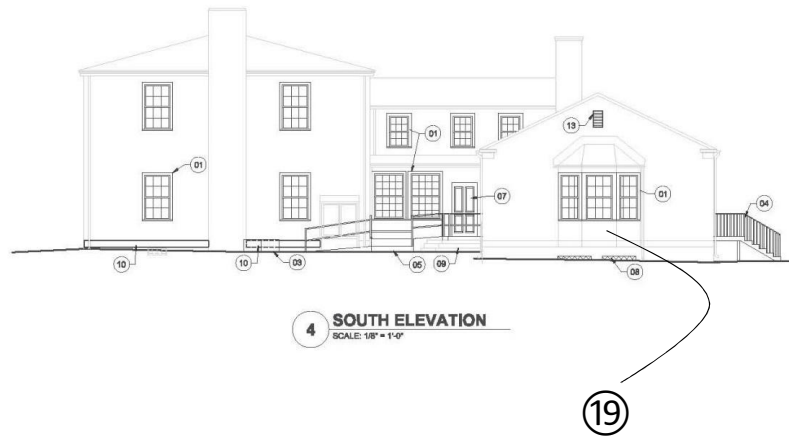
18



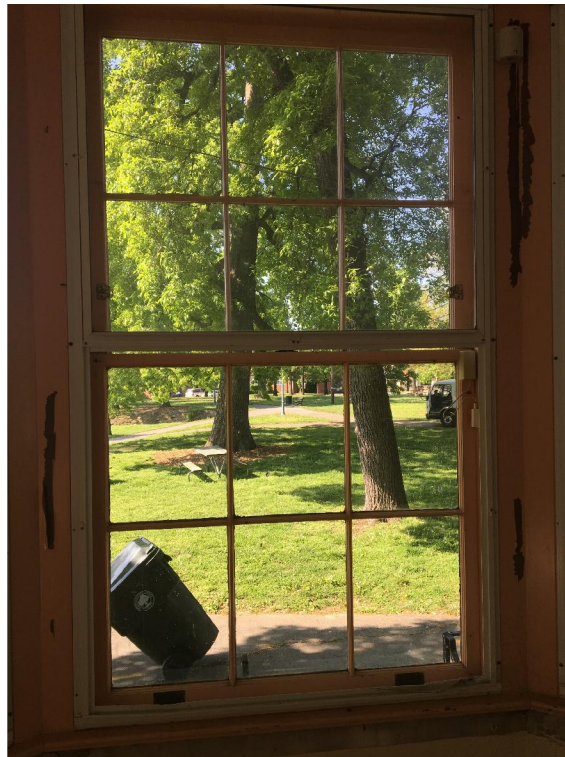
18





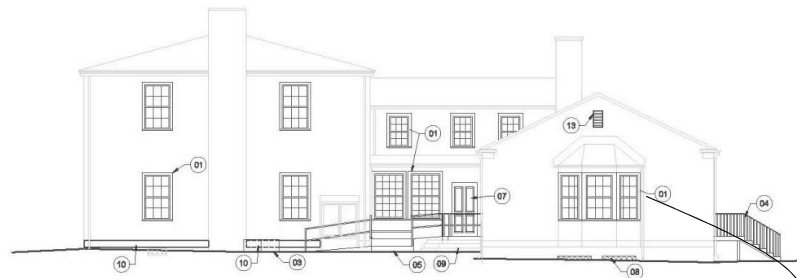


19



19





4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

20

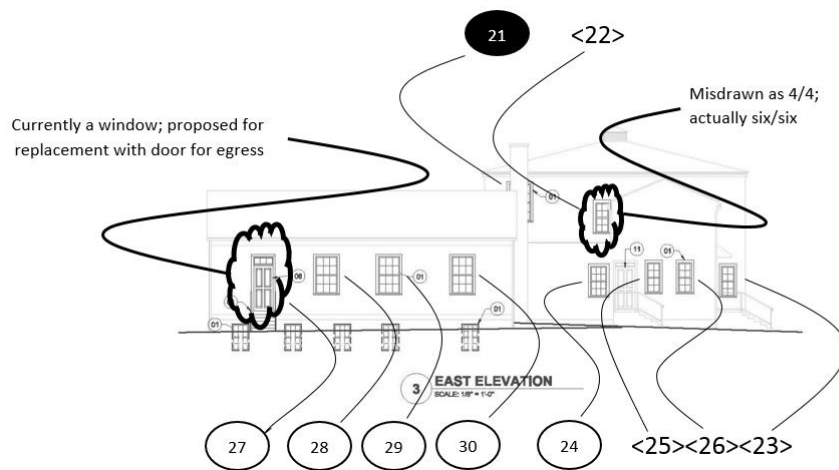
20

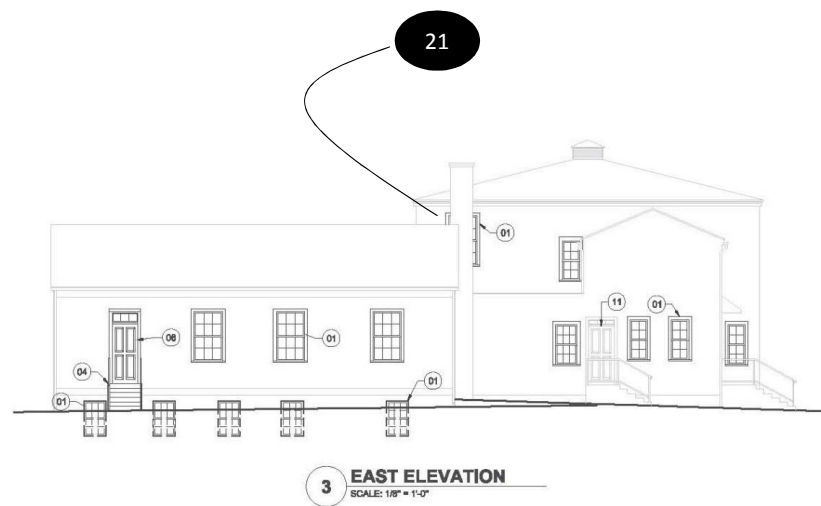




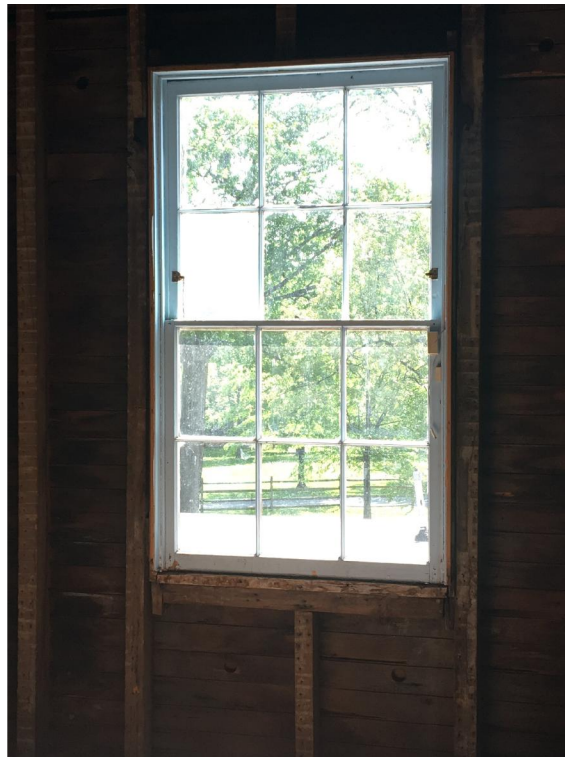
20







21



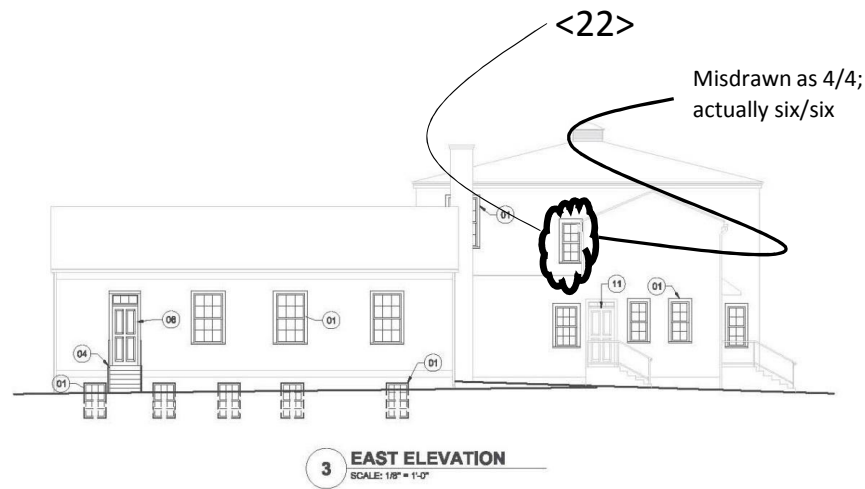
21





21





<22>



<22>



<22>





<22>

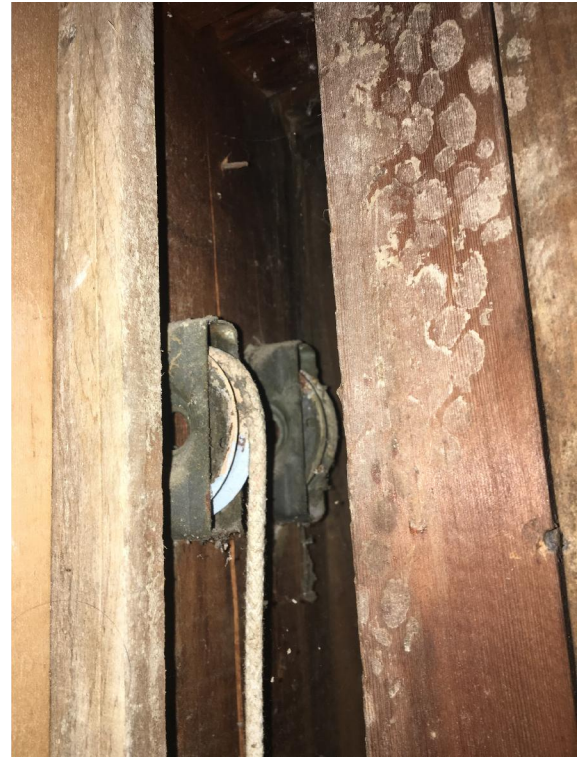




<23>



<23>





<23>







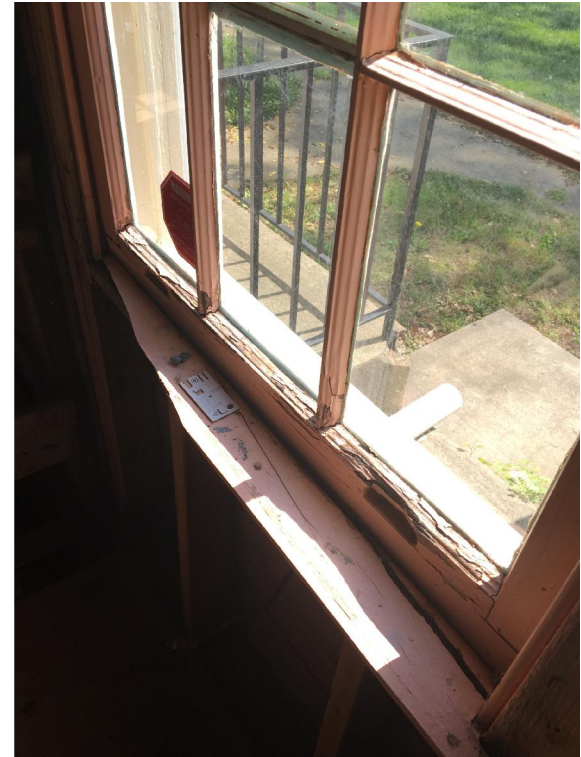
24



24

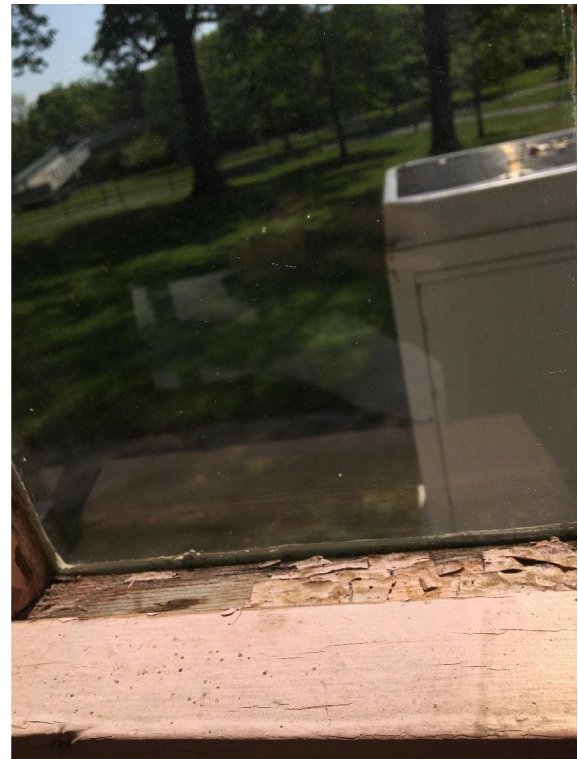


24

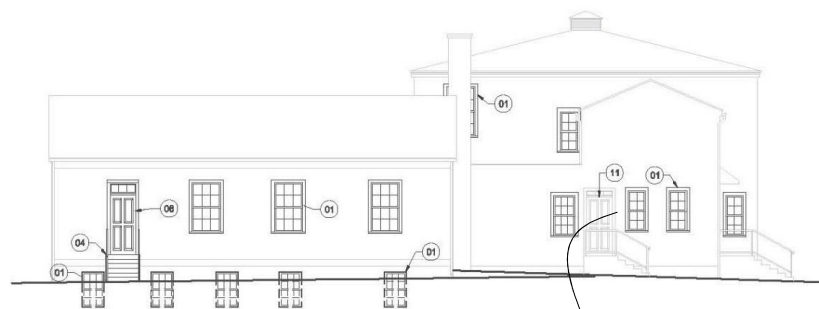




24







**3 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

<25>

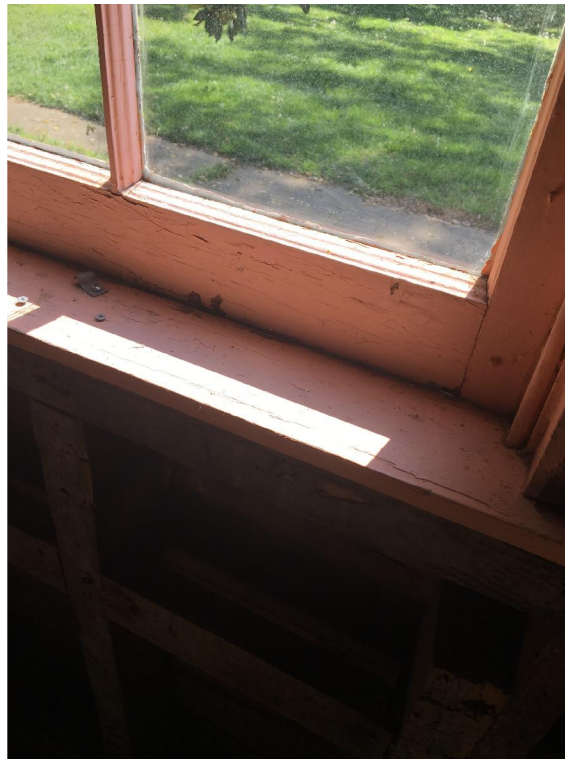
<25>



<25>



<25>







<26>



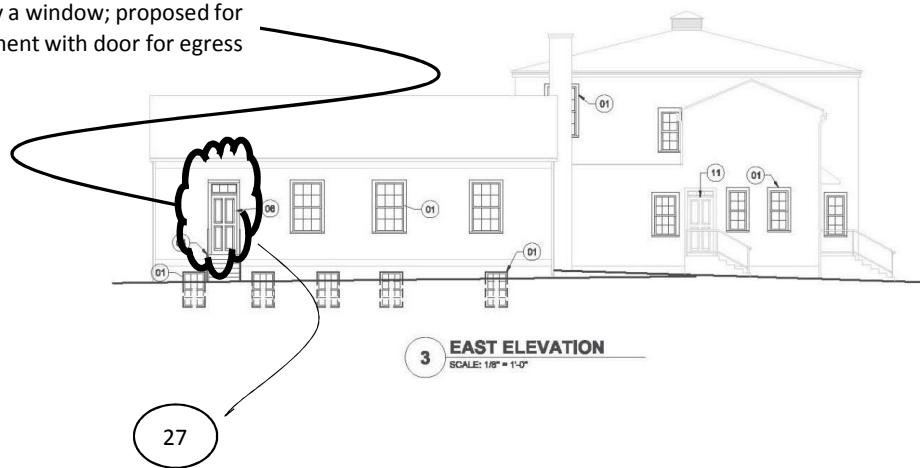
<26>



<26>



Currently a window; proposed for replacement with door for egress

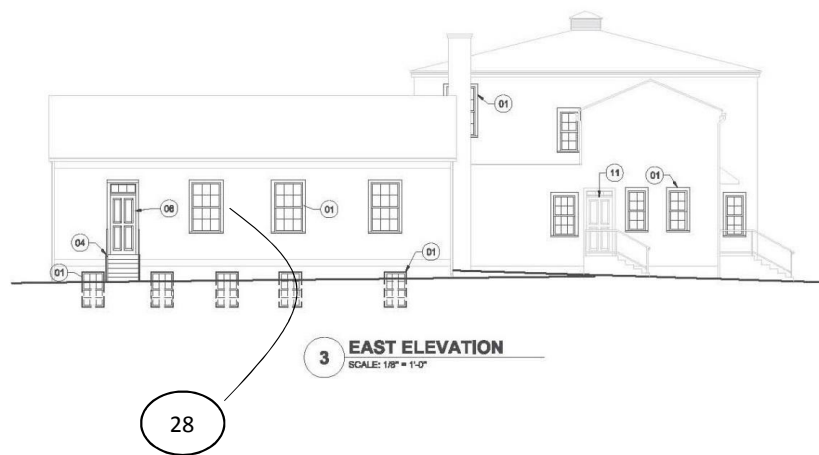












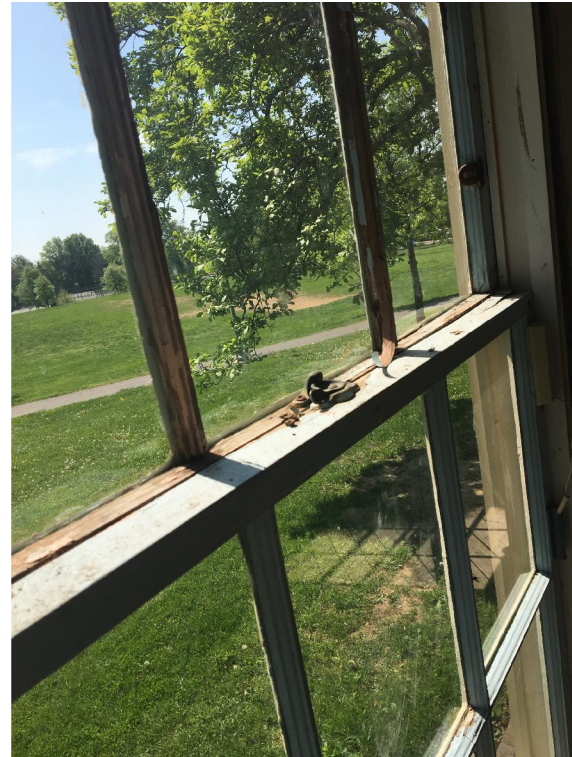












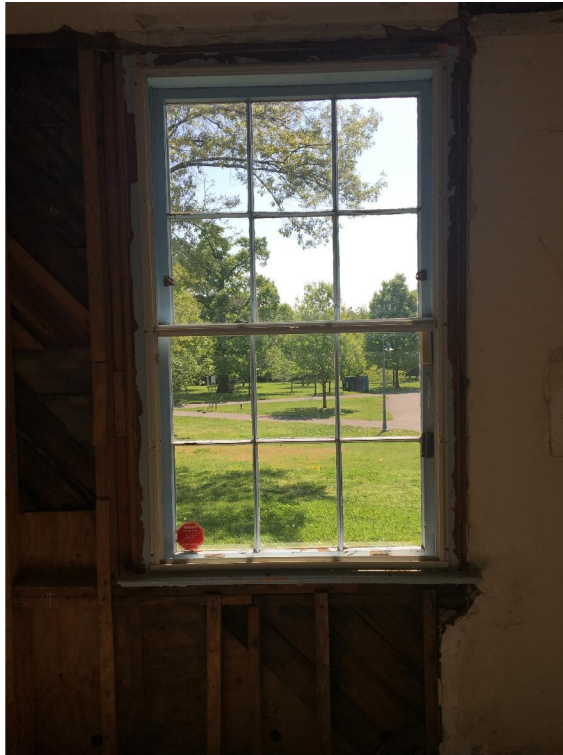


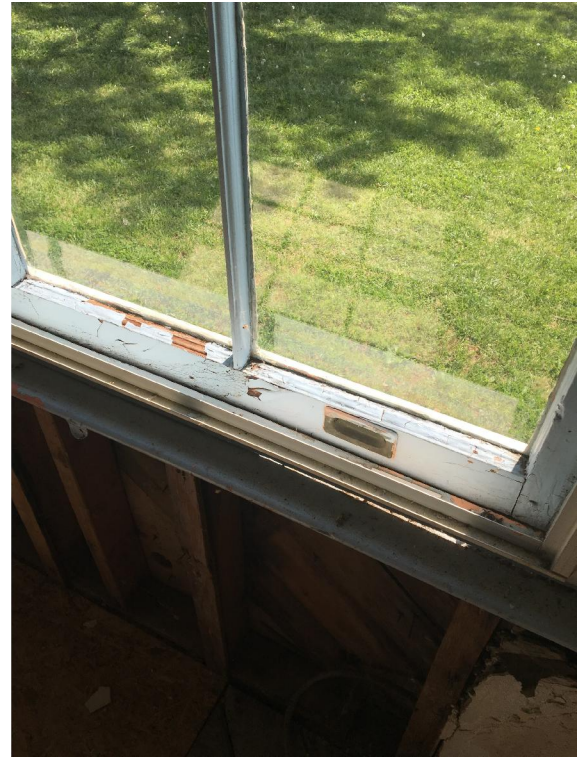












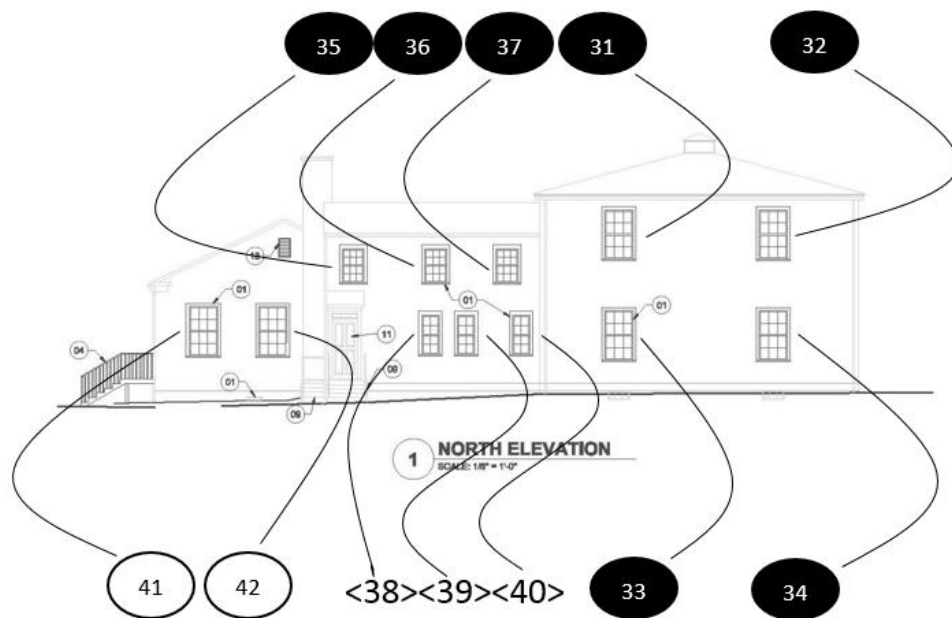


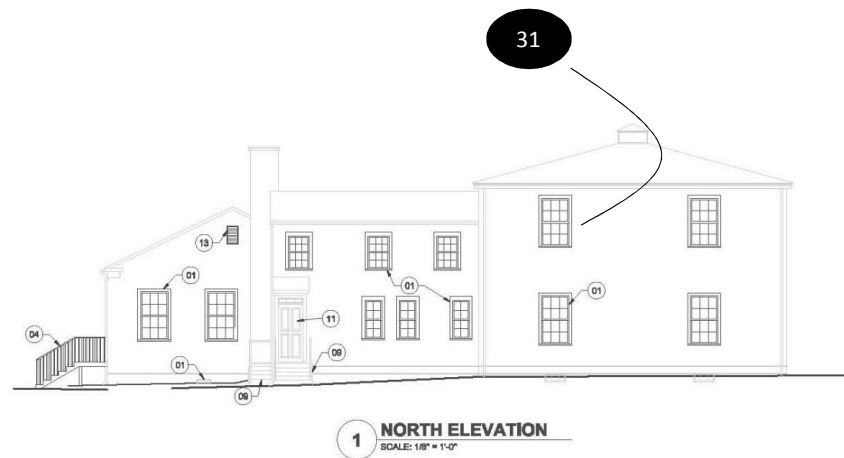


























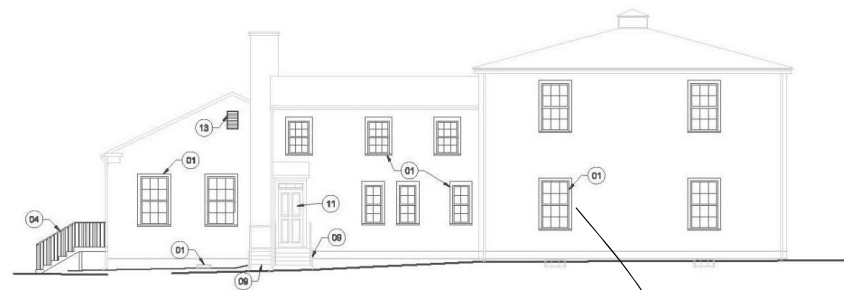












**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

33







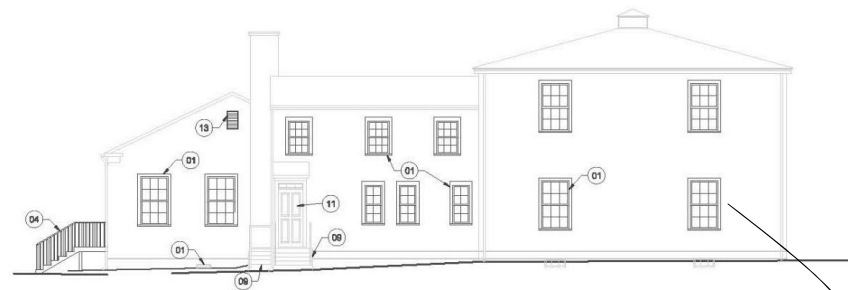








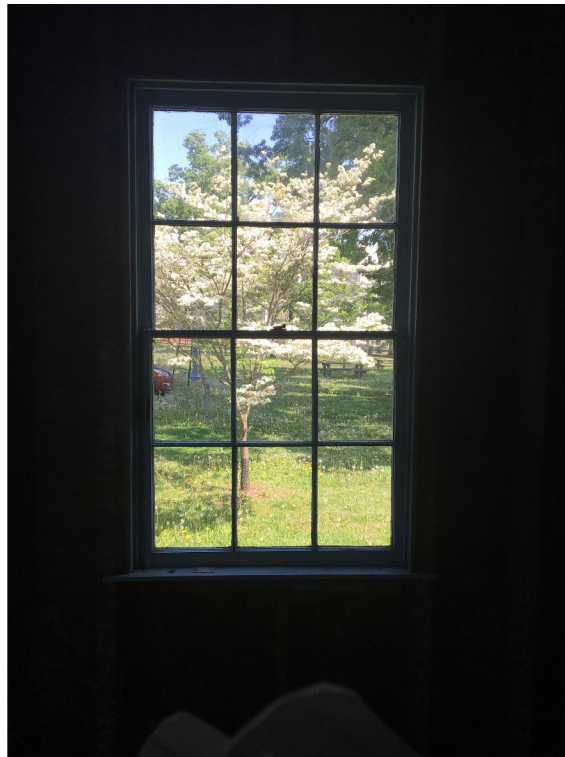




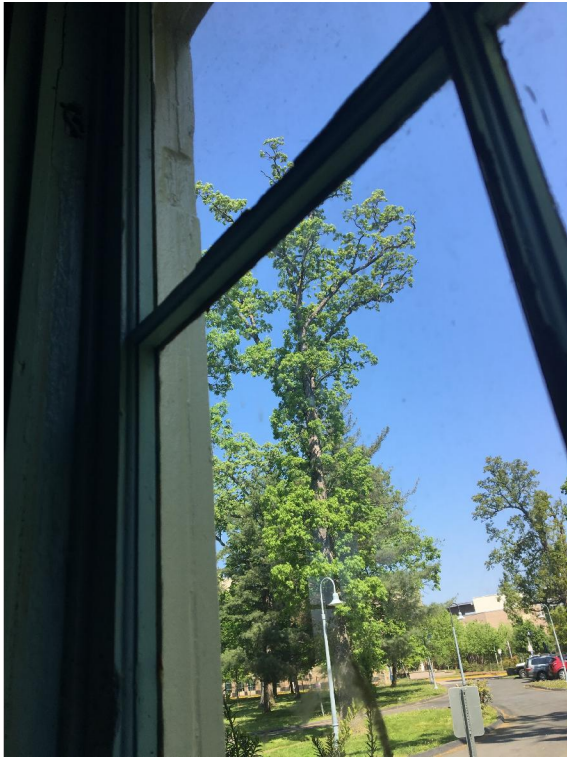
**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

34







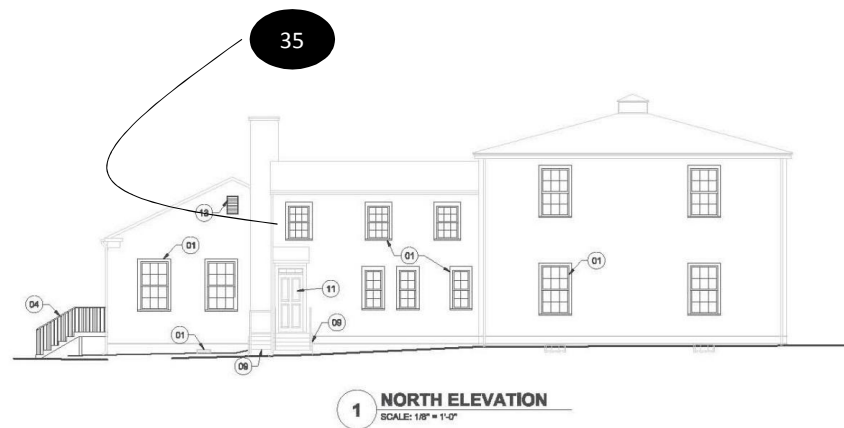








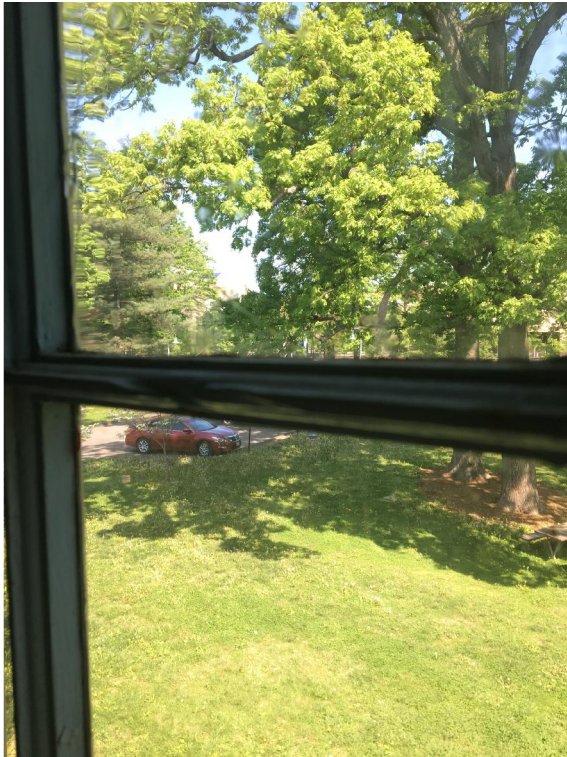




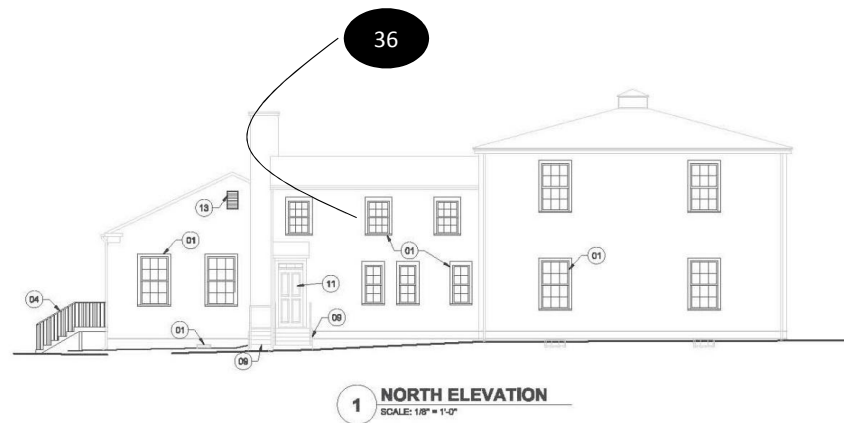




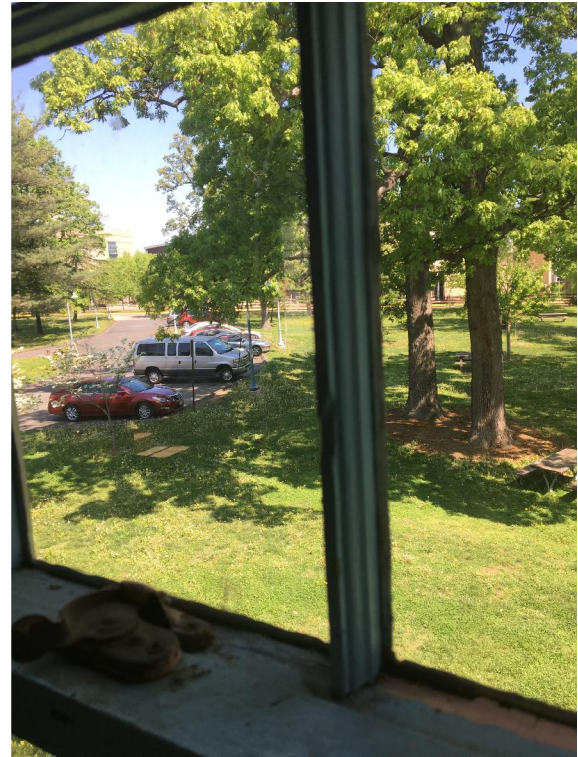




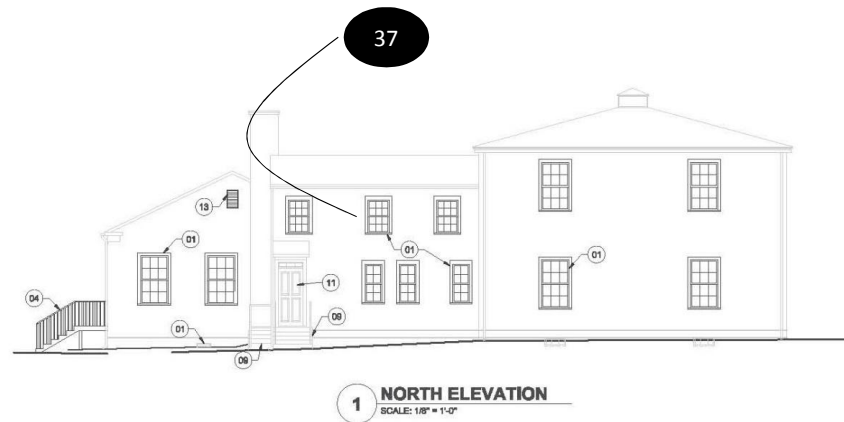






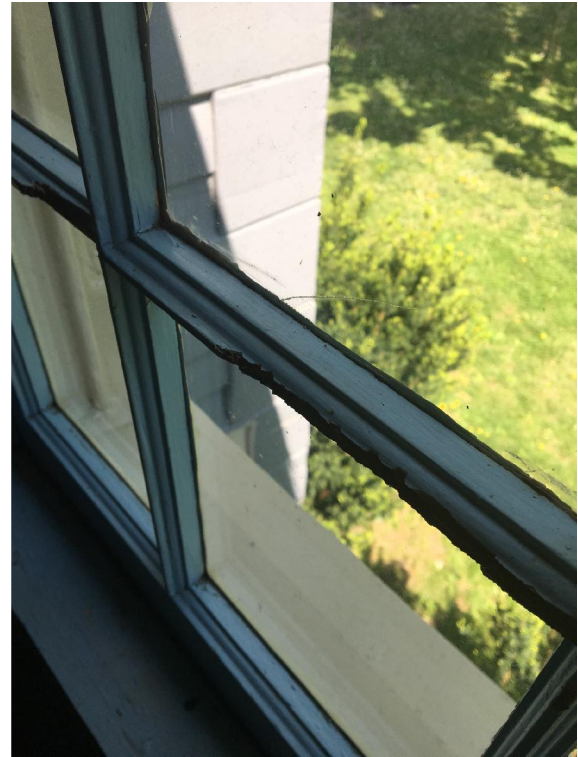






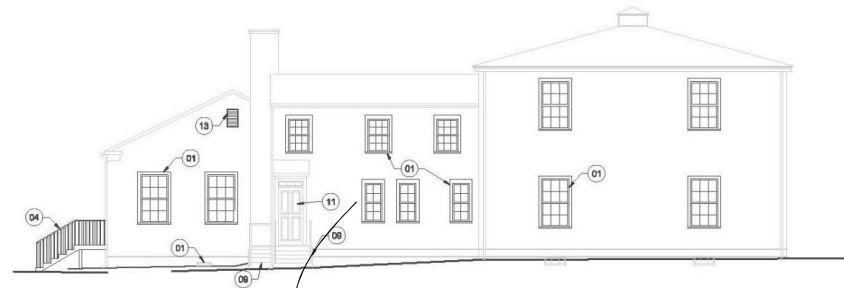












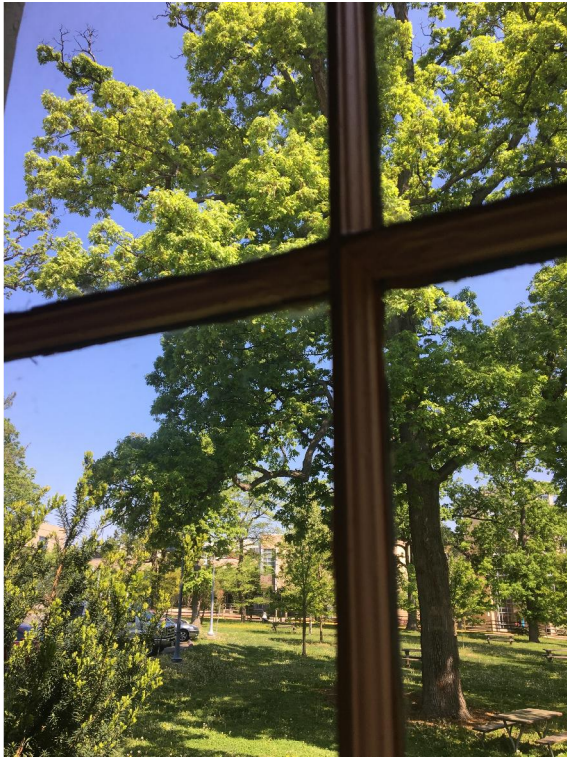
**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

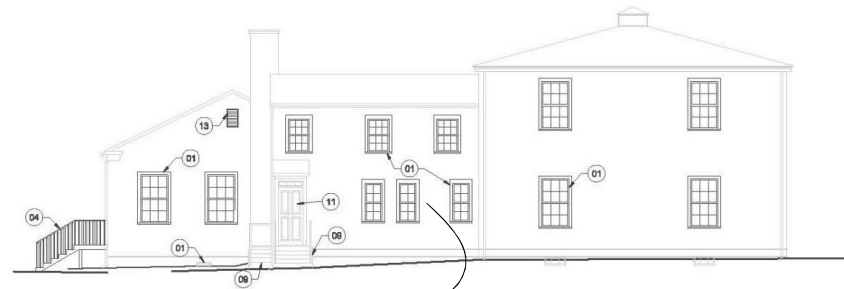
<38>











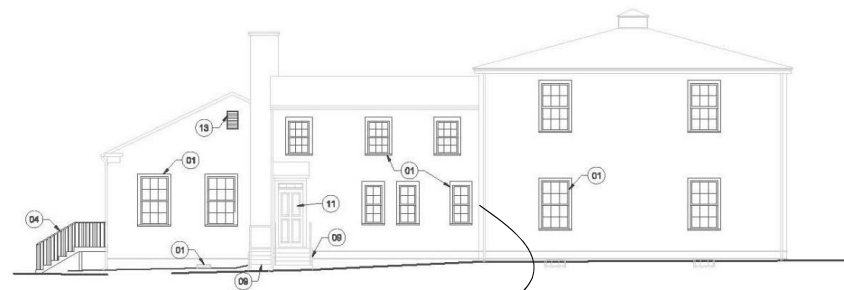
1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

<39>









**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

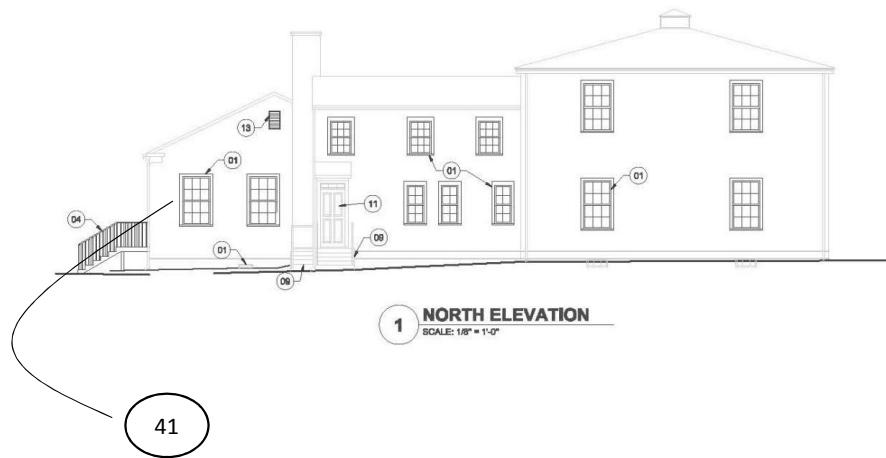
<40>

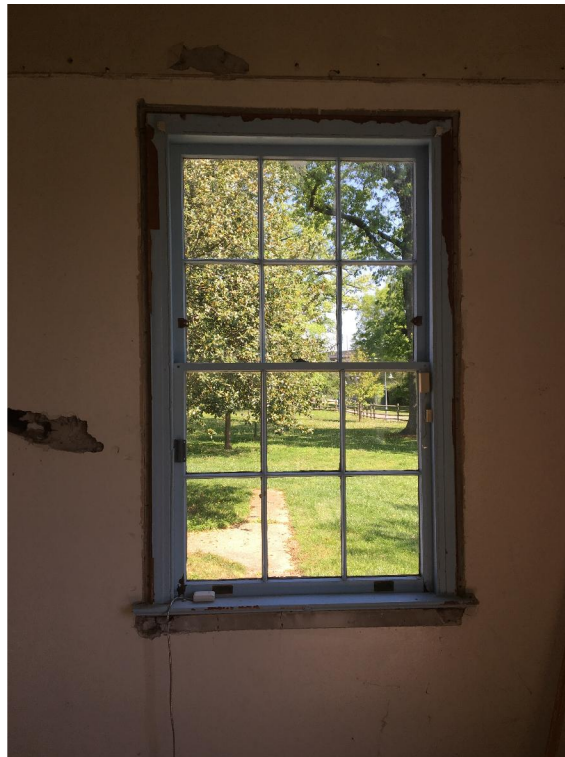






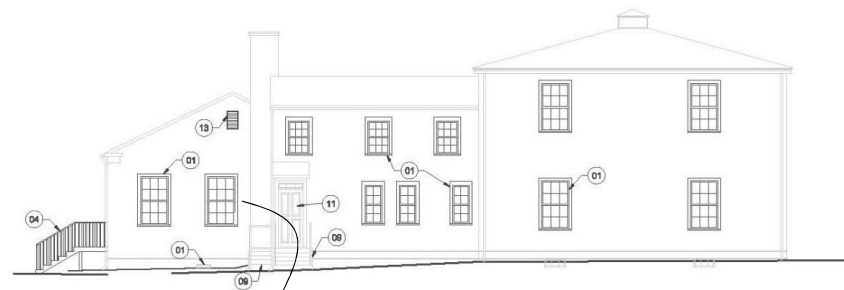












**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

42



